



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

RECEIVED

MAR 07 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

### HEARING DATE & TIME

(provided by Legislative Hearing Office)

Tuesday, March 12, 2019

Time 2:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 1047 4th St E City: St Paul State: MN Zip: 55106

Appellant/Applicant: Taylor Johnson Email: johnson.taylor@gmail.com

Phone Numbers: Business 908-229-4983 Residence 908-229-4983 Cell 908-229-4983

Signature:  Date: 3/5/2019

Name of Owner (if other than Appellant): Taylor Johnson

Mailing Address if Not Appellant's: 726 W Wilson St Unit C, Costa Mesa, CA 92627

Phone Numbers: Business 908-229-4983 Residence 908-229-4983 Cell 908-229-4983

## 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:

Please see the below document.

3/5/2019

Taylor Johnson  
726 W Wilson St Unit C  
Costa Mesa, CA 92627

Owner of:  
1047 4<sup>th</sup> St  
St Paul, MN 55106

### APPLICATION FOR APPEAL

To whom this may concern,

This is a request peel the following:

1. **Revocation of Fire Certificate of Occupancy and Order to Vacate (RE: 1047 4TH ST E / Ref. # 106131).** Please also see the request below for additional time to complete chimney/masonry work.
  - a. **Reason(s):**
    - i. Item(s) #1-5: These repairs on the deficiency list have already been completed.
      1. This is evidenced by the 1/8/2019 PAID RECEIPT from KD Property Solutions LLC.
    - ii. Item(s) #6: I am requesting additional time to resolve the masonry work on the home's exterior chimney. After contacting several firms, their indication is that the weather prevents them from doing any exterior work. This is due to the below freezing temperatures being unsafe for their workers. The below firms were contacted:
      1. Guardian Chimney Solutions
      2. AirBroom Minnesota
      3. Copperfield Chimney Sweeps
      4. Able Chimney Sweeps
      5. Twin Cities Furnace Cleaning
2. **VACANT BUILDING REGISTRATION NOTICE (Customer #:1468235 / Bill #: 1422363).** Please also see the request for a waiver of the vacant building registration fee of \$2,127.00.
  - a. **Reason(s)**
    - i. The items (#1-5) listed as deficiencies have been resolved with the exception of the exterior/masonry work (#6) due to winter weather conditions. This was previously raised to the inspector's attention.
    - ii. The vacant building registration fee notice was also dated in advance of the revocation of the certificate of occupancy.
    - iii. The cost of the chimney repairs is estimated to be from \$5,000-\$6,000, I would prefer this money go towards resolving the issue.

Please feel free to contact me:

Taylor Johnson



(908)-229-4983  
Johnson.taylor@gmail.com



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

February 22, 2019

Taylor M Johnson  
726 W Wilson St C  
Costa Mesa CA 92627-5927

**Customer #:1468235**

**Bill #: 1422363**

## VACANT BUILDING REGISTRATION NOTICE

The premises at **1047 4TH ST 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 **\$2,127.00**. 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 March 22, 2019 .**

You may pay this registration fee online by going to **[online.stpaul.gov](http://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 , 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 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, Rich Singerhouse, at 651- 266- 1945.

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: rs  
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)

February 25, 2019

Taylor M Johnson  
726 W Wilson St C  
Costa Mesa CA 92627-5927

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

RE: 1047 4TH ST E  
Ref. # 106131

Dear Property Representative:

Your building was determined to be a registered vacant building on February 15, 2019. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. To re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection will be required.

### DEFICIENCY LIST

1. Downstairs - Bathroom door - SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door frame. -
2. Downstairs - Front entry door - MSFC 1008.1.9.3 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. -Remove all sliding bolt locks
3. Downstairs - Living room - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Repair or replace the damaged or deteriorated ceiling. Paint the ceiling. Patch the holes and/or cracks in the ceiling.
4. Front storm door - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. -

5. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
6. MSFC 603.6 .1- Masonry Chimneys - Masonry chimneys that upon inspection are found to be without a flue liner and that have OPENMORTAR JOINTS which will permit smoke or gases to be discharged into the building or which or cracked as to dangerous. Repair the open mortar joints. -

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 Inspector

Ref. # 106131