



# APPLICATION FOR APPEAL

**Saint Paul City Clerk**

310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, Minnesota 55102  
Telephone: (651) 266-8560

RECEIVED

JAN 10 2011

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 517512)
- 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. 18, 2011

Time 11:00 a.m.

**Location of Hearing:**

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 480 Lawson Ave City: Saint Paul State: MN Zip: 55117

Appellant/Applicant: Yolanda Menchaca Email: Lodylandet@gmail.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-408-5244

Signature: [Handwritten Signature] Date: 1-10-2010

Name of Owner (if other than Appellant): Freddie Mac

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

All attached

Yolanda Menchaca  
480. lawson Ave  
ST.Paul, MN 55117

January 10, 2011

### **Appeal Request for :**

NOTICE OF CONDEMNATION UNFIT FOR HUMSN HABITATION ORDER TO VACATE

Requesting more time to complete remaining items on list due to property owner needing time to make the repairs.

#### **Items completed on deficiency list:**

Items- (1) & (3) All vehicles on the property are licensed ( the tab are current on the van in backyard & has been moved to the asphalt.

Item- (7) & (9) & (10) & (11)

The upstairs refinished attic is no longer used as sleeping rooms.

Item- (12) Gas shut off valve has been located & meets code requirements

Item- (14) No extension cords are being used in anyway

Item- (16) Free standing toilet has been removed & capped off & meets code requirements.

Item- (8) All interior slide locks have been removed.



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

December 29, 2010

TINA L HEIFORT  
14669 62ND ST N APT 3  
STILLWATER MN 55082-6167

OCCUPANT  
480 LAWSON AVE W  
ST PAUL MN 55117

## **NOTICE OF CONDEMNATION UNFIT FOR HUMAN HABITATION ORDER TO VACATE**

RE: 480 LAWSON AVE W

Dear Property Representative:

Your building was inspected on December 29, 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 re-inspection will be made on January 18, 2011 at 8:30 am. or the building vacated.

**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 - SPLC 163.03, 163.01 (2), (3) - Currently license (tabs) all vehicles on the property and return the vehicles to an operative mechanical condition or remove vehicles from the property.
2. Exterior - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.

3. Exterior - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-9090.
4. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.- All exterior doors need to be replaced as they are rotted, and do not close.
5. Interior - SPLC 34.19 - Provide access to the inspector to all areas of the building.
6. Interior - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.
7. Interior - MSFC1026.1 - Provide and maintain an approved escape window from each sleeping room. The minimum size must be 5 square feet of glazed area with a minimum of 24 inches of openable height and 20 inches of openable width. With a finished sill height not more than 48 inches. This work may require permit(s). Call DSI at (651) - 266-9090. Refer to the Escape Windows for Residential Occupancies handout for more information.-The egress window measured 21H x 26W in the attic, and the main floor egress window exits into a porch not the exterior.
8. Interior - MSFC 1003.3.1.8 - 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.
9. Interior - SPLC 34.13 (1) - Provide and maintain all habitable areas with a ceiling height of 7 feet over 1/2 the floor area.-The second floor ceiling height measured 4 feet. The second floor is an attic and should not be used for sleeping.
10. Interior - SPLC 34.11 (6) - Provide and maintain a minimum of 68 degrees F in all habitable rooms at all times.
11. Interior - SPLC 34.23, MSFC 110.1 - The second floor and basement is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-The second floor and basement must not be used for sleeping. Immediately discontinue use of the basement and second floor attic space.
12. Interior - MFGC 409.5 - Provide an approved gas shut off valve within 6 feet of the appliance in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Provide a gas shut off on the stove.
13. Interior - SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-Hire a licensed electrician to provide an outlet for the kitchen appliances. Do not use an extension cords.
14. Interior - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

15. Interior-Basement - SPLC 34.10 (3) 34.33(2) - Provide an approved guardrail. Intermediate ballustrade must not be more than 4 inches apart. Intermediate rails must be provided if the height of the platform is more than 30 inches.
16. Interior-Basement - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Hire a licensed plumber to remove and cap off the free standing toilet next to the wash machine, or pull permits to provide a bathroom to meet code.
17. Interior-Basement - SPLC 34.11 (5), 34.34 (2) - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-9090.-Hire a licensed plumber to install a temperature relief valve to meet code and check the water heater.
18. SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.
19. 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.
20. 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: [lisa.martin@ci.stpaul.mn.us](mailto:lisa.martin@ci.stpaul.mn.us) or call me at 651-266-8988 between 6:30 - 8:30 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Lisa Martin  
Fire Inspector

cc: Housing Resource Center  
Force Unit