



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final - Final Legislative Hearings

Marcia Moermond, Legislative Hearing Officer
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Tuesday, February 14, 2012

9:00 AM

Room 330 City Hall & Court House

9:00 a.m. Hearings

Remove/Repair Orders

- 1 [RLH RR 11-95](#) Ordering the razing and removal of the structures at 747 EDGERTON STREET within fifteen (15) days after the February 1, 2012 City Council Public Hearing. (Public hearing continued from February 1)

Sponsors: Brendmoen

Attachments: [747 Edgerton St.Order to Abate.10-21-11](#)
[747 Edgerton St.Public Hearing Notice.12-16-11](#)
[747 Edgerton St.Expired Code Compliance Report.2-6-09](#)
[747 Edgerton St.Photos.10-07>10-11](#)
[747 Edgerton St.R-R FTA Ltr 1-12-12.doc](#)
[747 Edgerton St.Herrera R-R Ltr.2-17-12.doc](#)

Laid over to March 13, 2012 LH and the following conditions must be met by Friday, March 9, 2012:

- 1) \$5,000 performance deposit must be posted,
- 2) obtain a Code Compliance Inspection as soon as possible;
- 3) the property must be maintained;
- 4) provide contractors and subcontractors bids
- 5) provide a work plan with timelines
- 6) submit a power of attorney stating that Sergio Herrera can act on owner's behalf
- 7) pay the property taxes with Ramsey County

RE: 747 Edgerton St (single family)

*Daughter and Sergio Herrera, appeared on brother Oscar Herrera's behalf.
Laura Carroll interpreted*

Ms. Moermond:

- Originally scheduled for legislative hearing Tue, Jan 10, 2012; no one appeared for that hearing
- the original public hearing at City Council took place Feb 1, 2012; no one appeared for that hearing

- at that time, she still hadn't talked with the Herreras about any plan or anything so she had no information to give to the City Council
- she asked the Council to continue the matter to Mar 21, 2012 because according to staff, the property has some really nice historic attributes
- also, it looked as though the owner was going to default on the taxes on Mar 1, 2012
- if the owner were to default on the taxes, the City and County might have other options they could pursue in terms of saving the property

Mr. Herrera:

- his brother is already working with the county on getting his taxes paid
- owner would like to fix up the property
- they have \$10,000 now and he is concerned about posting the performance deposit with all the work that needs to be done

Ms. Moermond:

- there are a number of hurdles that need to be cleared in order to get time from the City Council to do the rehab
- the taxes have to be paid; if people cannot afford to pay their taxes, they cannot afford to do the rehab
- a \$5,000 performance deposit needs to be posted, which can be refunded if the project is finished within the time frame set by the City Council (a bond can be posted in lieu of cash)
- would like a better sense of how much this project would cost; owner would need to get firmer numbers
- the city estimates that this is about a \$50,000 project

Mr. Herrera:

- they have talked with various contractors; one contractor gave him an estimate of \$60,000 with a \$10,000 deposit
- they are looking for someone who may be cheaper and willing to work on payments
- owner will bring whatever is asked of him for verification of payments

Inspector Steve Magner, Vacant Buildings:

- we do not have an owner here (Ms. Moermond stated that she did have a chance to speak with Mr. Oscar Herrera; he said that his brother would be coming to represent him in this matter.)
- the Department of Safety and Inspections (DSI) will be looking for a Power of Attorney
- 747 Edgerton Street Summary:
- 1 1/2 story wood frame single family dwelling on lot of 4,792 sq ft
- has been a vacant building since Apr 7, 2008
- current property owner is listed as Oscar Herrera per Ramsey County
- Oct 13, 2011 inspection of building was conducted; a list of deficiencies which constitute a nuisance condition was developed; photos taken
- Order to Abate Nuisance Building posted Oct 21, 2011; compliance date Nov 21, 2011
- as of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code.
- estimated market value \$6,800 on the land; \$33,200 on the building
- real estate taxes are delinquent for 2011 in the amount of \$5,411.84 plus penalty and interest (Note: there is a Confession of Judgment for taxes payable 2009 and 2010 in the amount of \$4,500.75 which will default unless 2011 taxes are paid by Mar 1, 2012.)
- vacant building registration fees were paid by assessment Apr 22, 2011
- a Code Compliance Inspection was done Feb 9, 2009 and has since expired

- as of Jan 9, 2012, the \$5,000 performance deposit has not been posted
- 20 Summary Abatements; 14 Work Orders issued for: 1) garbage/ rubbish; 2) boarding/securing; 3) grass/weeds; 4) snow/ice; 5) vehicles
- estimated cost to repair this structure exceeds \$50,000; estimated cost to demolish between \$9,000 - \$11,000

Amy Spong, Heritage Preservation Commission (HPC):

- built in 1872, which is early for Saint Paul's development, in Italianate style
- Sanborn Insurance Maps are available for this property
- has original windows; shingles on the siding do not seem original; may have had lap horizontal boards
- a full front open porch has been removed
- still some decorative brackets, etc., remaining on the house
- was turned into flats early on
- this area was last surveyed for historic resources last year
- was not identified as meeting criteria for individual designation
- HPC staff encourages rehabilitation given its architectural style and detailing that is still present

Ms. Moermond:

- stated the conditions noted above
- before is goes back to the City Council on Mar 21, 2012, 5:30 pm, she would like to have a chance to sit down with the owners to go over the materials and to make sure things are in order if they want a grant of time to do the rehabbing
- her biggest concern is that the financing is available to finish the project
- a letter will be sent outlining expectations
- will lay this matter over to Mar 13, 2011 legislative hearing at 9 am in Room 330

Mr. Herrera:

- he will discuss all of this with his brother, Oscar Herrera

Laid Over to the Legislative Hearings due back on 3/13/2012

- 2 RLH RR 11-96** Ordering the rehabilitation or razing and removal of the structures at 869 FULLER AVENUE within fifteen (15) days after the February 1, 2012 City Council Public Hearing. (Public hearing continued from February 1)

Sponsors: Carter III

Attachments: 869 Fuller Ave.Order to Abate.11-1-11
 869 Fuller Ave.Public Hearing Notice12-16-11
 869 Fuller Ave.Code Compliance Report.3-9-11
 869 Fuller Ave.Photos 6-11-10.pdf
 869 Fuller.Historic Info & Aerial Photos.1-10-12
 869 Fuller Ave.R-R FTA Ltr 1-12-12.doc

Forthcoming. Ms. Moermond will talk to Ward Office.

RE: 869 Fuller Ave (duplex)

No one appeared.

Inspector Steve Magner, Vacant Buildings:

- a letter was sent Jan 12, 2012:

This is to inform you that the above referenced matter was heard by Marcia Moermond, Legislative Hearing Officer, on Jan 10, 2010. No one appeared. Ms. Moermond stated that she will recommend the City Council refer the matter back on Feb 1, 2012 and to a Legislative Hearing on Feb 14, 2012. It will go back to City Council Public Hearing on Mar 7, 2012 at 5:30 pm in Room 300 to see if the HRA or Ramsey County Tax Forfeited Land has any interest in purchasing and rehabbing the property. Please note the property is scheduled to forfeit Jul 2012 if delinquent taxes are not paid.

Ms. Moermond:

- at this point, we have not heard from the HRA or Ramsey County
- the ward office will have to step up on this one if they want to save it
- she would recommend that they slow it down

Ms. Magner:

- opined that if Ramsey County had a program to rehabilitate tax forfeited property, that they would let the city know now instead of Aug 1.

Referred to the City Council due back on 3/7/2012

- 3 [RLH RR 11-97](#) Ordering the rehabilitation or razing and removal of the structures at 111 HOYT AVENUE WEST within fifteen (15) days after the February 1, 2012 City Council Public Hearing. (Public hearing continued from February 1)

Sponsors: Brendmoen

Attachments: [111 Hoyt Ave W.Order to Abate.11-1-11](#)
 [111 Hoyt Ave W.Public Hearing Notice.12-16-11](#)
 [111 Hoyt Ave W.Expired Code Compliance Report.8-6-09](#)
 [111 Hoyt Ave W.Photos.10-27-11](#)
 [111 Hoyt Ave W.Lim Ltr 1-12-12.doc](#)
 [111 Hoyt Ave W.Documents 1-31-12.pdf](#)
 [111 Hoyt Ave.Revised Financial Information 2-1-12.pdf](#)

Ms. Moermond recommended that the City Council grant 120 days (4 months) for the rehabilitation of the building.

(Steve Magner gave a staff report.)

Shu Teoh on behalf of Khai Lim said that she has paperwork to give to Mai Vang, paralegal.

Moermond stated she will recommend giving the owner four months to complete the rehabilitation.

Referred to the City Council due back on 2/15/2012

- 4 [RLH RR 12-3](#) Ordering the rehabilitation or razing and removal of the structures at 1333 MARGARET STREET within fifteen (15) days after the February 15, 2012 City Council Public Hearing.

Sponsors: Lantry

Attachments: [1333 Margaret St.Order to Abate a Nuisance.pdf](#)
[1333 Margaret St.Public Hearing Notification.pdf](#)
[1333 Margaret St.Expired Code Compliance.pdf](#)
[1333 Margaret St.Photos.pdf](#)
[1333 Margaret St.Larsen Ltr 1-26-12.doc](#)
[1333 Margaret St.Financial Plan.2-13-12.pdf](#)
[1333 Margaret St.Work Plan & Taxes Paid.2-13-12.pdf](#)
[1333 Margaret St.Affidavit.2-13-12.pdf](#)
[1333 Margaret St.Revised Work Plan.2-15-12.pdf](#)
[1333 Margaret.Remove or Repair Resolution.4-9-08.pdf](#)
[1333 Margaret.Work Plans.2008.pdf](#)
[1333 Margaret .LH Correspondence.3-12-08.pdf](#)

1333 Margaret

(Magner gave a staff report and read a letter)

Moermond

-asked is there anything else he will be looking for

Magner

-asked about the taxes, to which Mai responded there is a receipt

-asked what kind of time we are looking at

John Larson

-assumed that some things would be delayed

-believes he can be close on this, but a contractor didn't show up

-there are delays with the contractors

-he would like 180 days

Magner

-benchmarks could be set

Moermond

-she is looking for something more aggressive than benchmarks

Larson

-he allowed for some extra time

-assumed he would be given six months when he paid for the bond

Magner

-performance bond was posted 1/25/12, and they have burned through 30 days

-set to go to Council tomorrow (2/15/12)

Moermond

-she would like to see a revised work plan

-six months on this

-she would like followups every six weeks and will ask Magner to tell her exactly where things are with this project

Larson

-his goal is to fulfill this work plan and he needs to drop it off

On February 15, 2012 Moermond reviewed the revised work plan and found it to be

acceptable. Note taxes paid and documents of financial capacity to complete rehabilitation provided at Legislative Hearing on February 14, 2012.

Referred to the City Council due back on 2/15/2012

- 5 [RLH RR 11-99](#) Ordering the rehabilitation or razing and removal of the structures at 872 SELBY AVENUE within fifteen (15) days after the February 1, 2012 City Council Public Hearing. (Public hearing continued from February 1)

Sponsors: Carter III

Attachments: [872 Selby Ave.Order to Abate.10-21-11](#)
[872 Selby Ave.Public Hearing Notice.12-16-11](#)
[872 Selby Ave.Photos.10-17-11](#)
[872 Selby Ave.Logan Ltr 1-12-12.doc](#)
[872 Selby Ave.R-R Logan Ltr 2-17-12.doc](#)

To be referred back to Legislative Hearing on March 13, 2012 and City Council Public Hearing on March 21, 2012.

(Seve Magner read a letter.)

Moermond

-asked when it goes to Council, to which Mai responded tomorrow (2/15/12)

Magner

-bond posted on January 27

-Logan has been there everyday or thereabouts

James Logan

-he is going back to the contractor

-his lawyer talked to them

-it was their job to have the inspector come out and sign off on their work

-the plumber did it

-the heating people did not have the City sign off; he did not get the money back from the bond because they did not come back to the City and complete it

Moermond

-the code compliance team has gone through.

-a lot of the stuff has been done but never signed of

-the biggest category is the painting and deterioration

-it sounds like a lot of the mechanical parts are there

Moermond

-Magner says the owner has been out there everyday

-she will ask Council to send it back to Legislative Hearing for March 13

-at that point, she would like to see contractor bids, a work plan, dollars

-Mai can send a sample work plan

-they will talk about it next on March 21

Magner

-asked if he rehabilitating it as a single family, to which Logan responded yes

-he will make a note that t will be a single family.

Referred to the City Council due back on 2/15/2012

- 6 [RLH RR 12-5](#) Ordering the rehabilitation or razing and removal of the structures at 600 BRUNSON STREET within fifteen (15) days after the March 7, 2012, City Council Public Hearing.

Sponsors: Thune

Attachments: [600 Brunson St.Order to Abate.11-29-11](#)
[600 Brunson St.Public Hearing Notification.1-13-12](#)
[600 Brunson St.Photos.Apr 10>Nov 11](#)
[600 Brunson St.R-R FTA Ltr 2-17-12.doc](#)

No show. Remove the building within 15 days with no option for repair.

RE: 600 Brunson (duplex)

Inspector Steve Magner, Vacant Buildings:

The building is a two-story, wood frame, duplex on a lot of 2,614 square feet. According to our files, it has been a vacant building since April 29, 2010. The current property owner is Federal National Mortgage Association per AMANDA and Ramsey County Property records. On November 21, 2011, an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An ORDER TO ABATE A NUISANCE BUILDING was posted on November 29, 2011 with a compliance date of December 29, 2011. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code. Taxation has placed an estimated market value of \$5,200 on the land and \$34,800 on the building. Real estate taxes are current. The Vacant Building registration fees were paid by assessment on May 18, 2011. As of February 13, 2012, a Code Compliance Inspection has not been done and the \$5,000.00 performance deposit has not been posted. There have been five (5) SUMMARY ABATEMENT NOTICES since 2010. There have been four(4) WORK ORDER(S) issued for: Garbage/rubbish, boarding/securing, Grass/weeds

Code Enforcement Officers estimate the cost to repair this structure exceeds \$50,000. The estimated cost to demolish exceeds \$12,000.

DSI, Division of Code Enforcement Resolution submitted for consideration orders the property owner to repair or remove this structure within fifteen (15) days, if not the resolution authorizes the Division of Code Enforcement to demolish and assess the costs to the property.

Amy Spong, Heritage Preservation Commission (HPC):

- original footprint of the house was constructed in 1889; it was 3 structures built on 1 lot, historically; there's a double house behind this one that's still there and a single family detached house to the side of it that's still there*
- the double house behind it still has a lot of lovely architectural detailing (brackets, trim, etc.); perhaps where the owner of the parcel lived*
- this property on the corner was built more simply in design*
- front porch extends 3/4 the length of the house (original width of house)*
- an entire wing was added onto this property very early on (probably flats)*
- the windows are not indicative of 1889 construction (19 teens or 1920s)*
- a lot of alteration over the years*
- this area was surveyed both in 1983 and 2011 and wasn't identified as a potential historic resource in 2011 survey*

- demolition would not have an adverse effect
- the Benjamin Brunson house is a couple blocks away and is a designated site and on the National Register

Ms. Moermond:

- will recommend removing the building with no option for rehabilitation

Referred to the City Council due back on 3/7/2012

- 7 [RLH RR 12-6](#) Ordering the rehabilitation or razing and removal of the structures at 304 EARL STREET within fifteen (15) days after the March 7, 2012, City Council Public Hearing.

Sponsors: Lantry

Attachments: [304 Earl St.Order to Abate.11-29-11](#)
 [304 Earl St.Public Hearing Notification.1-13-12](#)
 [304 Earl St.Expired Code Compliance Report.7-18-06](#)
 [304 Earl St.Photos.11-17-12](#)
 [304 Earl St.Brabec R-R Ltr 2-17-12.doc](#)
 [304 Earl.Rehab Docs.2007.pdf](#)

Laid over to February 28. Need to see by close of business by 2/27/12: 1) the \$5,000 performance deposit posted; 2) maintain the property; 3) obtain a Code Compliance Inspection Report as soon as possible; and 4) provide a lockbox for inspector to access the building. If conditions are met, Ms. Moermond will recommend a couple more weeks for work plan and financial information of \$50,000.

RE: 304 Earl St (single family)

Chad Brabec, owner, appeared.

Inspector Steve Magner, Vacant Buildings:

- one story wood frame single-family dwelling with a one-stall attached garage on a lot of 2,614 square feet
- vacant building since November 2, 2005.
- current property owner is Chad J. Brabec per AMANDA and Ramsey County Property records
- November 16, 2011, an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken
- ORDER TO ABATE A NUISANCE BUILDING posted on November 29, 2011 with a compliance date of December 29, 2011; As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code
- taxation has placed an estimated market value of \$15,600 on the land and \$11,900 on the building
- real estate taxes are delinquent for the years 2009, 2010, and 2011 in the total amount of \$9,049.79, plus penalty and interest. (Note: scheduled to go tax forfeit in 2015)
- Vacant Building registration fees were paid by cash on October 25, 2011
- Code Compliance Inspection was done on July 18, 2006 and has since expired
- as of February 13, 2012, the \$5,000 performance deposit has not been posted
- there have been fourteen (14) SUMMARY ABATEMENT NOTICES since 2005
- there have been fifteen (15) WORK ORDER(S) issued for:
 - Garbage/rubbish

- *Boarding/securing*
- *Grass/weeds*
- *Code Enforcement Officers estimate the cost to repair this structure exceeds \$50,000; estimated cost to demolish exceeds \$10,000*

DSI, Division of Code Enforcement Resolution submitted for consideration orders the property owner to repair or remove this structure within fifteen (15) days; if not, the resolution authorizes the Division of Code Enforcement to demolish and assess the costs to the property.

Amy Spong, Heritage Preservation Commission (HPC):

- *built 1917 as a worker's bungalow*
- *original wood siding is exposed*
- *last time neighborhood surveyed 1983; this property was not identified as a potential historic resource at that time*
- *in that vicinity, the Mounds Park School has been identified; there's also a National Register House, the Giesen House, in close proximity*
- *Sanborn Insurance Maps note: this was originally 2 bungalows built on one parcel; early garage structure was built with the original house*
- *was an open front porch, historically (has been enclosed)*
- *likely to not have any potential to be an historic resource or designated*
- *on corner lot, raised up on a plank style retaining wall, which extends around the entire corner lot*
- *might be some considerations*
- *the block faces appear quite contiguous*
- *demolition would have no adverse effect*

Mr. Brabec:

- *is a carpenter that has a company with a general contractor*
- *would like to fix it up; he knew it would need a lot of work when he purchased it*
- *has been in the trades for almost 20 years so he'd be able to do that work himself*
- *he checkmarked what is complete on the list*
- *this notice says on the back: "All items noted as recommended do not have to be completed for a code compliance but should be completed at a later date." When he actually talked with city people about this and asked what specifically needed to be done, they said, "Everything." He told them he didn't understand because he had a signed piece of paper that said not everything needed to be done. (He got the runaround)*
- *he got his gas all re-done, his plumbing re-done until he found out that he needed to have a licensed plumbing contractor to do it; his electrical has been inspected*
- *living room and dining room are 100% done*
- *all ceilings are done*
- *he bought the window for where the cricket is supposed to go*
- *he had to do a lot more work on the garage; has friends who will help him out on this and the retaining wall*
- *he doesn't agree that it will cost \$50,000 for the remodel*
- *since 2007, he got caught in the construction down turn; lost his job; hadn't been employed for a while or had very menial employment*
- *he and the bank worked something out*
- *once he finds a steady job, he work on taking care of the taxes*
- *boarded the bldg had been done before he purchased the house in 2007*
- *the only thing removed from his property was a grill*
- *the property is paid for*

Mr. Magner:

- *there are several inactive permits from 2007: a building and mechanical (Bonfe);*

closed to inactivity for more than 1 year
 - there's a finalized electrical permit from 2007
 - the Department of Safety and Inspections (DSI) would require a new code compliance because of the age of the previous one (2006 document)

Ms. Moermond:

- trying to find the dates on the receipts (2007)
- sees that Appellant is in some financial trouble
- the value of the bldg is pretty low
- code compliance inspection would need to be done right away
- \$5,000 performance deposit would need to be posted (returned if work is completed within the time allotted by the City Council)
- if she would recommend a grant of time, it would be up to 6 months
- the taxes would need to be paid
- will need to have financial proof that Appellant can finish the project (\$50,000)
- concerned that the city has had to do maintenance work at the property
- concerned that Appellant may not be able to come up with the performance deposit
- are many red flags for her; Appellant will have a lot of trouble getting this done
- needs to see a sworn construction statement or a work plan that shows a timeline for getting things done and how much money it will cost, including how much of Appellant's own time (sweat equity) will be put into it
- new permits will need to be pulled (plumbing, mechanical and building); maybe electrical
- property will need to be maintained
- at City Council Mar 7, 2012
- a letter will be sent confirming what was discussed here today
- she will lay this over to Feb 28, 2012 Legislative Hearing
- taxes must be paid in full by Feb 27, 2012

Laid Over to the Legislative Hearings due back on 2/28/2012

- 8 [RLH RR 12-7](#) Ordering the rehabilitation or razing and removal of the structures at 2216 REANEY AVENUE within fifteen (15) days after the March 7, 2012, City Council Public Hearing.

Sponsors: Lantry

Attachments: [2216 Reaney Ave.Order to Abate.11-22-11](#)
 [2216 Reaney Ave.Public Hearing Notification.1-13-12](#)
 [2216 Reaney Ave.Photos.11-16-11](#)
 [2216 Reaney Ave.R-R FTA Ltr 2-17-12.doc](#)

No show. Remove the building within 15 days with no option for repair.

RE: 2216 Reaney (single family)

Inspector Steve Magner, Vacant Buildings:

The building is a two-story wood frame single-family dwelling with a three-stall detached garage with an attached shed on a lot of 10,019 square feet. According to our files, it has been a vacant building since June 18, 2008.

The current property owner is Bonnie L. Pogose per AMANDA and Ramsey County Property records.

On November 15, 2011, an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs

were taken. An ORDER TO ABATE A NUISANCE BUILDING was posted on November 22, 2011 with a compliance date of December 22, 2011. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code.

Taxation has placed an estimated market value of \$24,300 on the land and \$77,400 on the building.

Real estate taxes are delinquent for the years 2008, 2009, 2010 and 2011 in the amount of \$22,598.95, plus penalty and interest. (Note: this property is scheduled to go tax forfeit in 2014)

The Vacant Building registration fees were paid by assessment on June 18, 2011.

As of February 13, 2012, a Code Compliance Inspection has not been done.

As of February 13, 2012, the \$5,000.00 performance deposit has not been posted.

There have been eighteen (18) SUMMARY ABATEMENT NOTICES since 2008.

There have been eighteen (18) WORK ORDER(S) issued for:

- Garbage/rubbish
- Boarding/securing
- Grass/weeds
- Snow/ice

Code Enforcement Officers estimate the cost to repair this structure exceeds \$50,000. The estimated cost to demolish is \$10,000 to \$12,000.

DSI recommend removing this structure with no option for rehabilitation.

Amy Spong, Heritage Preservation Commission (HPC):

- simple 1923 vernacular -looks like a salt box
- area was last surveyed 1983
- not identified as a potential historic resource
- block faces in this area appear contiguous
- substantial lot size for this area
- demolition would have no adverse effect

Ms. Moermond:

- looks as though it's been abandoned
- will recommend removing this structure with no option for rehabilitation

Referred to the City Council due back on 3/7/2012

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[RLH RR 12-8](#)

Ordering the rehabilitation or razing and removal of the structures at 391 THOMAS AVENUE within fifteen (15) days after the March 7, 2012, City Council Public Hearing.

Sponsors: Carter III

Attachments: [391 Thomas Ave.Order to Abate.pdf](#)
[391 Thomas Ave.Public Hearing Notification.pdf](#)
[391 Thomas Ave.Photos.pdf](#)
[391 Thomas Ave.Nelson Ltr 2-17-12.doc](#)

Laid over to February 28: conditions to be met if the owner wants to rehabilitate the building: 1) post the \$5,000 performance deposit; 2) obtain the code compliance inspection; and 3) provide a lockbox for trade inspectors to get inside the building.

RE: 391 Thomas Ave (duplex)

Stephanie Nelson, Bank of America, appeared.

Ms. Nelson:

- the foreclosure was in Aug 2011 with a 6-month redemption that expired Feb 5, 2012
- Bank of America is title owner at this time

Inspector Steve Magner, Vacant Buildings:

The building is a two-story, wood frame, single-family dwelling with a two-stall detached garage on a lot of 4,792 square feet. According to our files, it has been a vacant building since September 1, 2011

The current property owner was listed as Moua Yang and Khou Yang per AMANDA and Ramsey County Property records (Bank of America is now in possession)

On November 16, 2011, an inspection of the building was conducted, a list of deficiencies which constitutes a nuisance condition was developed and photographs were taken. An ORDER TO ABATE A NUISANCE BUILDING was posted on November 22, 2011 with a compliance date of December 22, 2011. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code

Taxation has placed an estimated market value of \$13,000 on the land and \$59,400 on the building

Real estate taxes are current

The Vacant Building registration fees were paid by assessment on October 28, 2011

As of February 13, 2012, a Code Compliance Inspection has not been done

As of February 13, 2012, the \$5,000.00 performance deposit has not been posted

There have been five (5) SUMMARY ABATEMENT NOTICES since 2011

There have been five (5) WORK ORDER(S) issued for:

- Garbage/rubbish
- Boarding/securing
- Grass/weeds

Code Enforcement Officers estimate the cost to repair this structure exceeds \$75,000. The estimated cost to demolish exceeds \$12,000.

DSI, Division of Code Enforcement Resolution submitted for consideration orders the property owner to repair or remove this structure within fifteen (15) days, if not the resolution authorizes the Division of Code Enforcement to demolish and assess the costs to the property.

Amy Spong, Heritage Preservation Commission (HPC):

- 2-story Queen Anne building constructed in 1903
- original wood lap siding exposed
- originally had an open 1-story full front porch; now enclosed
- neighborhood was last surveyed in 2011 as part of the Frogtown Survey
- it was not designated nor part of a potential historic district
- it is next to a commercial building (where street cars stopped)
- had no interior photos
- areas of siding are in good repair; areas of trim that are in need of repair
- her recommendation is to encourage rehab

Ms. Moermond:

- looks as though the copper has been removed

Ms. Nelson:

- the bank has filled out the vacant building registration form (entered copies)
- the bank has ordered the code compliance inspection yesterday
- thinks they have not paid the \$5,000 performance deposit
- believes the bank is doing some initial investigation to see whether or not they want to put the money into it
- the bid does not include the rodent infestation, supplies, the eaves, etc.

- the bid was put together prior to the code compliance report (contractor's assumptions)
- looking for extension of time

Ms. Moermond:

- asked Mr. Magner about expediting the code compliance inspection report (Mr. Magner will ask about it)
- is willing to look at a 2-week layover to give the bank a chance to do more analysis
- if the bank is sure they want to do the rehab, she would need to see confirmation from a bank official saying they are willing to set aside the money needed to complete the project
- in 2-weeks, the code compliance inspection needs to have been ordered and the \$5,000 performance deposit posted
- be back here Feb 28, 2012 to figure out where we're headed
- at City Council Mar 7, 2012 (if the bank needed more time to make decisions, she would ask the Council to lay it over to Mar 14, 2012)

Laid Over to the Legislative Hearings due back on 2/28/2012

10 [SR 11-103](#)

Reviewing progress of rehabilitation for 554 CHARLES AVENUE.

Sponsors: Carter III

Attachments: [554 Charles Ave.R-R Ltr 11-29-11.doc](#)
[554 Charles Ave.R-R Ltr 12-21-11.doc](#)
[554 Charles Ave.R-R Ltr 1-12-12.doc](#)

Laid over to check of status.

RE: 554 Charles Ave (single family)

No one appeared. (Staff Report)

Inspector Steve Magner, Vacant Buildings:

- first heard Aug 9, 2011
- letter was sent Jan 12, 2012 to Mr. Ballard, K 3 Investments:
This is to confirm that on January 10, 2012 at the Legislative Hearing, Marcia Moermond, Legislative Hearing Officer and Steve Magner, Vacant Building Program Manager, further reviewed the matter for progress of rehabilitation. From their review of permit record, most of the permits are still active and; therefore, this serves as a warning to you that you have 30 days to finish the project.
- \$5,000 performance deposit posted Aug 29, 2011

Ms. Moermond:

- Dec 30, 2011 - mechanical permit and warm air permit were pulled (Mr. Magner said warm air was finaled)
- Jan 5, 2012 - building permit was pulled
- electrical was finaled last week
- send Mr. Ballard a letter with the expectation that work is finished by Mar 1, 2012

Laid Over to the Legislative Hearings due back on 3/6/2012

11:00 a.m. Hearings

Summary Abatement Orders (NONE - SEE 2:30 p.m. hearing)

Orders To Vacate, Condemnations and Revocations

- 11 [RLH VO 12-8](#) Appeal of Ladwig Companies to a Revocation of Fire Certificate of Occupancy and Order to Vacate at 32 WHEELER STREET SOUTH.

Sponsors: Tolbert

Attachments: [32 Wheeler.appeal.2-1-12.pdf](#)
 [32 Wheeler St S.Ladwig Email.2-20-12.pdf](#)
 [32 Wheeler St S.Ladwig C of O Approval letter0001.pdf](#)
 [32 Wheeler St S.Ladwig Ltr 2-20-12.doc](#)

No show; deny the appeal.

RE: 32 Wheeler St S (single family)

On February 20, 2012, Mr. Ladwig sent an email indicating that he received his Fire Certificate of Occupancy Approval with Correction Letter which remedied the deficiencies outlined in the appeal. Ms. Vang confirmed with Supervisor Leanna Shaff and she indicated the same. Therefore, the appeal has been withdrawn by the Dept.

Withdrawn

- 12 **RLH VO 12-10** Appeal of Craig and Elsie Fohrenkamm to a Fire Certificate of Occupancy Revocation and Order to Vacate 432 DEWEY STREET.

Sponsors: Stark

Attachments: 432 Dewey.appeal.2-7-12.pdf
 432 Dewey St.Revocation Notice Photo.2-2-12.pdf
 432 Dewey St.Fohrenkamm Ltr 2-20-12.doc
 432 Dewey St.Fohrenkamm REVISED-REVISED Ltr 2-20-12.doc

Deny the appeal and grant an extension to April 1, 2012 to vacate the 4th unit and until June 1, 2012 to de-convert the unit.

RE: 432 Dewey St (three family)

Elsie Fohrenkamm, owner, appeared.

Fire Inspector Leanna Shaff:

- Fire Certificate of Occupancy inspection conducted by Inspector Bill Beumer on May 12, 2010*
- Inspector found 4 dwelling units; it had been approved for only 3 units; he added that the owner stated the 4th unit was added 5 or more years ago*
- Inspector found no permits associated with the 4th unit and issued Orders for zoning and building permits*
- Aug 16, 2010 owner called and stated the zoning issue was being looked at and zoning told owner to re-schedule the inspection*
- Dec 7, 2010 he conducted the re-inspection; most issues were abated*
- Zoning has granted a non-conforming use pending building and fire approval for use of a 4-unit building*

- owner has not made contact with the building department for code analysis
- Jan 10, 2011 property owner contacted building department and said that he is getting an architect to submit plans to meet code requirements of a 4-plex
- Feb 14, 2011 owner called and asked to re-schedule because the architect needed more time
- Mar 22, 2011 owner called and stated they could not get a hold of the building official, Jim Bloom
- a re-inspection was scheduled per Leanna Shaff, although the work needs to be completed and plans submitted
- Apr 7, 2011 spoke with owner's daughter and gave information as to what steps needed to be done and whom to contact
- Apr 26, 2011 bldg official/plans and review will receive submitted plans
- Aug 24, 2011 owner met with bldg official, Jim Bloom and Leanna Shaff to discuss the code analysis done by the architect, who was also at that meeting
- property owner stated they were waiting for building official to contact them
- per Leanna Shaff owner needs to submit plans for review
- instructed owner to contact building official for clarification
- the 3rd floor needs 2 exits
- in the code analysis, the 2 exits that were being proposed, basically dump through the stairways in the same position (code says the 2 exits need to be in remote locations)
- the architect and owner stated they would work on that
- in Sep, Ms. Shaff spoke with owner and again instructed him to submit plans; the previous submittal was a code analysis (was not plans and hadn't properly dealt with the exiting issues); Ms. Shaff thought she had been quite clear and that the owner understood
- Oct 18, 2011 building official emailed property owner requesting he submit a code analysis for plans and review
- Nov 22, 2011 still waiting to hear status
- Dec 28, 2011 there still were no plans
- Feb 1, 2012 still no plans for this building
- they keep seeing things that are the code analysis or the exiting issue that still has not been dealt with
- no permits have been pulled
- owner talked about the permit he believed he had received (the record shows that was an OK from zoning and planning for a 4-plex but was not an OK from the building dept)
- Ms. Shaff instructed Inspector Beumer that this has gone on for way too long; they needed to take enforcement action
- being their Orders were not complied with, they Revoked the Fire Certificate of Occupancy

Ms. Fohrenkamm:

- is appealing for enough time to vacate the top apartment and change this to a 3-plex because she has tried but has not been able to win
- this is the first she has heard that this does not meet code; she has asked several times about it
- she gets very little response from the building dept
- when they have asked for plans, she thought she was submitting the plan (this is the plan)
- now she talked with Bill Beumer and found out she had to have a contractor lined up
- she has already invested a large amount of money; she has fixed every code item that she could fix
- she just wants time - she has asked her tenant to vacate by the end of Mar 2012
- she needs time to pull the refrigerator, stove, plumbing and make this nightmare go away

- this makes her sound like an irresponsible person who is not doing what she should
- we are talking about miniscule things that they want to come back over and over to inspect when this big elephant is in the room about zoning and getting that done
- she got an appeal that said she had 2 years to convert, page 9 of documents; first you give her 2 years and at the same time have all things up to the code level for a 4-plex; how can the city expect that?
- she thought she was going thru the correct process
- she is buckling under and says, "I give; let me out of this."
- she can't be a landlord under these conditions; she has never had problems like this and she doesn't know how to deal with it
- does she need to vacate everyone in the bldg? she doesn't understand

Ms. Shaff:

- understands that they were given 2 years to convert; however, in the meantime, the building was already being used as a 4-plex with major life safety issues (don't have proper exiting)
- the interior exit in the past decade would not meet exiting requirements

Ms. Fohrenkamm:

- there are 2 exits up there - one is not up to today's code
- there is an interior exist; there is an exterior exit

Ms. Moermond:

- is comfortable recommending time
- asked about the advice that her architect gave (he surely understood); Ms. Fohrenkamm stated that his letter is on page 11-12, and in his opinion , the bldg substantially met the requirements except for that exit; she asked others how to go about fixing it and couldn't get an opinion from anyone; now Ms. Shaff says that this isn't going to work (Ms. Shaff stated that such an opinion was given at the meeting with the architect and the owner, Jim Bloom and herself.)

Ms. Shaff:

- in the almost 2 years that this file has been open, there have been only 4 inspections showing

Ms. Fohrenkamm:

- thanked Ms. Moermond and asked when the next inspection would take place (Ms. Moermond said the next already scheduled inspection will be cancelled and Fire will send out a new letter.)

Ms. Moermond:

- will recommend the City Council grant an extension to Apr 1, 2012 to vacate the 4th unit and grant an extension to Jun 1, 2012 to de-convert the unit

Referred to the City Council due back on 3/7/2012

13 **RLH FCO 12-61** Appeal of Antonio Grajeda and KaSandra Tidgwell to a Revocation of Fire Certificate of Occupancy and Vacant Building Registration Fee at 569 LAFOND AVENUE.

Sponsors: Carter III

Attachments: 569 Lafond.appeal.1-24-12.pdf
569 Lafond Ave.Condemnation.12-29-11.pdf
569 Lafond Ave.Photos.1-19-12.pdf
569 Lafond Ave.Grajeda Ltr 2-14-12.doc
569 Lafond.Photos from Owner.2-7-12.pdf

Ms. Moermond further reviewed the file and recommended that the City Council grant the appeal.

RE: 569 Lafond Ave (duplex)

No one appeared.

Fire Inspector Leanna Shaff:

- was heard last week for a Revocation and Vacate*
- the inspector has not been out there since*

Ms. Moermond:

- there's a small handful of things that are left to do; they have given information that they have addressed those items*
- they are of the opinion that the inspector has not looked at those or looked at the Council's disposition of the earlier appeal and the assessment*
- she granted the appeal on the Order to Vacate itself, knowing that the rest of the items need to be addressed in a more formal way*
- given the circumstances, in her review of the situation, she would like the supervisor to review this case because she is concerned about the accuracy of the way this is being portrayed by the inspection; she really would like a second set of eyes on this (she hardly every asks for that)*
- will lay this over to Feb 28, 2012 legislative hearing*
- the main thing is that they can occupy it right now*
- at City Council Mar 7, 2012*

Referred to the City Council due back on 3/21/2012

1:30 p.m. Hearings

Correction Orders

Window Variances: Hearing Required

- 14** **RLH FOW 12-52** Appeal of Jesse Jacobsen to a Fire Certificate of Occupancy Correction Notice at 1596 WILSON AVENUE.

Attachments: 1596 Wilson.appeal.2-1-12.pdf
1596 Wilson Ave.Jacobsen Ltr 2-20-12.doc

Grant a 4-inch variance on the openable height of the egress windows in the main floor southwest and southeast bedrooms; grant an 8-inch variance on the openable height of the egress windows in the upper floor southeast, southwest, and northwest bedrooms; and deny the appeal on the basement bedroom egress windows.

Referred to the City Council due back on 3/21/2012

Fire Certificates of Occupancy

- 15 **RLH FCO 12-25** Appeal of Greg Pavlick to a Re-Inspection Fire Certificate of Occupancy With Deficiencies at 694 GRAND AVENUE.

Sponsors: Thune

Attachments: 694 Grand.appeal.12-23-11.pdf
694 Grand AVe.Pavlick Ltr 1-13-12.doc
694 Grand Ave.Pavlick Ltr 2-14-12.doc
694 Grand Ave.Photos.2-2-12.pdf

Grant the appeal.

Referred to the City Council due back on 3/21/2012

- 16 **RLH FCO 12-64** Appeal of Lucas Hannigan and Dennis Hannigan to a Correction Notice-Complaint Inspection at 1895 MONTANA AVENUE EAST.

Sponsors: Bostrom

Attachments: 1895 and 1897 Montana.appeal.1-25-12.pdf
1895-1897 Montana Ave E.Hannigan Ltr 1-5-12.doc
1895-1897 Montana Ave E.Hannigan Ltr 2-20-12.doc

Deny the appeal and grant an extension to June 1, 2012 to come into compliance.

Referred to the City Council due back on 3/21/2012

- 17 **RLH FCO 12-86** Appeal of Mai Cher Her to a Fire Inspection Correction Notice at 613 ELFELT STREET.

Sponsors: Carter III

Attachments: 613 Elfelt.appeal.1-30-12.pdf
613 Elfelt St.Photos.1-11-12.pdf
613 Elfelt St.Her Ltr 2-20-12.doc

Deny the appeal and grant an extension to June 1, 2012 to come into compliance.

Referred to the City Council due back on 3/21/2012

- 18 **RLH FCO 12-69** Appeal of Allison Klis, on behalf of Avon Apartments I & II LLC to a Fire Inspection Correction Notice at 33 AVON STREET SOUTH.

Sponsors: Thune

Attachments: 33 Avon.appeal.1-27-12.pdf
33 Avon St S.Klis Ltr 2-20-12.doc

Grant the appeal on the west sleeping room for all units during current tenancy, deny the appeal and grant an extension to June 30, 2012 for exterior items (Items 3, 9 and

28).

Referred to the City Council due back on 3/21/2012

- 19 **RLH FCO 12-59** Appeal of Regina Bachmeier to a Fire Certificate of Occupancy Inspection Correction Notice at 1764 PORTLAND AVENUE.

Sponsors: Stark

Attachments: 1764 Portland.appeal.1-23-12.pdf
1764 Portland Ave.Bachmeier Ltr 2-20-12.doc

Deny the appeal and grant an extension to March 1, 2012 for Unit 4. The beddings in the rear room of Unit 3 can remain but cannot be used for sleeping purposes.

Referred to the City Council due back on 3/21/2012

- 20 **RLH FCO 12-63** Appeal of Roger and Marion Layer to a Fire Certificate of Occupancy Inspection Correction Notice at 838 JENKS AVENUE.

Sponsors: Bostrom

Attachments: 838 Jenks.appeal.1-25-12.pdf
838 Jenks Ave.Layer Ltr 2-20-12.doc

Grant the appeal and owner is removed from the Fire Certificate of Occupancy Program.

Referred to the City Council due back on 3/21/2012

2:30 p.m. Hearings

Vacant Building Registrations

- 21 **RLH VBR 12-10** Appeal of Eric Almendinger, on behalf of Terry Kirk, to a Vacant Building Registration Notice and Summary Abatement Order at 2128 BUSH AVENUE.

Sponsors: Lantry

Attachments: 2128 Bush.appeal.2-1-12.pdf
2128 Bush Ave.Photos.1-20-12.pdf
2128 Bush Ave.Almendinger Ltr 2-20-12.doc

Closed the vacant building and Fire C of O files and referred to Code Enforcement. Property owner must schedule interior inspection with Code inspector and owner must occupy the dwelling within 60 days.

Referred to the City Council due back on 3/21/2012

- 22 **RLH VBR 12-7** Appeal of Chandradatt Persaud to a Vacant Building Registration Requirement at 1531 ELEANOR AVENUE.

Sponsors: Tolbert

Attachments: 1531 Eleanor.appeal.1-27-11
 1531 Eleanor.STAMP History.2-6-12.pdf
 1531 Eleanor Ave.Persaud Ltr 2-20-12.doc

Grant the appeal.

Referred to the City Council due back on 3/21/2012

- 23 **RLH VBR 12-9** Appeal of Ann Garavalia, on behalf of Angela Marquette, to a Vacant Building Registration Notice at 1128 FOREST STREET.

Sponsors: Bostrom

Attachments: 1128 Forest.appeal.2-1-12.pdf
 1128 Forest St.Condemnation.12-15-11.pdf
 1128 Forest St.Photos.12-15-11.pdf
 1128 Forest St.Photos.1-25-12.pdf
 1128 Forest St.Marquette Ltr.2-20-12.doc

Deny the appeal and waive the vacant building fee for 90 days. Owner must obtain a code compliance inspection.

Referred to the City Council due back on 3/21/2012

- 24 **RLH VBR 12-8** Appeal of Ahmed Al-Beheary to a Vacant Building Registration Fee at 622 WINSLOW AVENUE.

Sponsors: Thune

Attachments: [622 Winslow.appeal.1-31-12.pdf](#)
[622 Winslow Ave.Photos 12-28-11.pdf](#)
[622 Winslow Ave.Email and Photos.2-16-12.pdf](#)
[622 Winslow Ave.Email #2.2-16-12.pdf](#)

Forthcoming. MM to review documents submitted by appellant.

Laid Over to the Legislative Hearings due back on 2/21/2012

Staff Reports

Window Variances: No Hearing Necessary

- 25 **RLH WP 12-13** Appeal of Meghan Booker, on behalf of Pella, to an Egress Window Non-Compliance Determination at 1526 ALBERT STREET NORTH.

Sponsors: Stark

Attachments: 1526 Albert.appeal.1-27-12
 1526 Albert St. N.Revised Pella Ltr 2-13-12.doc

No hearing necessary; grant a 1 square foot variance on the glazed area of four double-hung replacement bedroom egress windows.

Referred to the City Council due back on 3/21/2012

- 26 **RLH FOW 12-51** Appeal of Denise Hutchins, on behalf of Volunteers of America, MN, to a Fire Certificate of Occupancy Correction Notice at 1436 ASHLAND AVENUE.

Sponsors: Carter III

Attachments: 1436 Ashland.appeal.1-27-11
 1436 Ashland Ave.Hutchins Ltr 2-13-12.doc
 1436 Ashland Ave.Revised Hutchins Ltr 2-13-12.doc

No hearing necessary; grant a 2.5-inch variance on the openable height of the first floor, northeast bedroom and a 1-inch variance on the openable height of the first floor, southeast bedroom.

Referred to the City Council due back on 3/21/2012

- 27 **RLH FOW 12-57** Appeal of Tony Swanson, Public Housing Agency of St. Paul, to a Fire Certificate of Occupancy Inspection Correction Notice at 492 BRAINERD AVENUE.

Sponsors: Brendmoen

Attachments: 492 Brainerd.appeal.2-1-12.pdf
 492 Brainerd Ave.Swanson Ltr 2-13-12.doc

No hearing necessary; grant a 4.5-inch variance on the openable height of the egress windows in the west and east bedrooms.

Referred to the City Council due back on 3/21/2012

- 28 **RLH FOW 12-56** Appeal of Tony Swanson, Public Housing Agency of St. Paul, to a Fire Certificate of Occupancy Inspection Correction Notice at 1883 BUSH AVENUE.

Sponsors: Lantry

Attachments: 1883 Bush.appeal.2-1-12.pdf
 1883 Bush Ave.Swanson Ltr 2-13-12.doc

No hearing necessary; grant a 5-inch variance on the openable height of the egress windows in all bedrooms.

Referred to the City Council due back on 3/21/2012

- 29 **RLH FOW 12-54** Appeal of Tony Swanson, Public Housing Agency of St. Paul, to a Fire Certificate of Occupancy Inspection Correction Notice at 1294 EDGERTON STREET.

Sponsors: Bostrom

Attachments: 1294 Edgerton.appeal.2-1-12.pdf
 1294 Edgerton St.Swanson Ltr 2-13-12.doc

No hearing necessary; grant a 5.5-inch variance on the openable height of the egress window in the first floor south bedroom and grant a 4-inch variance on the openable height of the egress windows in the first floor west and 2nd floor south and north

bedrooms.

Referred to the City Council due back on 3/21/2012

- 30 **RLH FOW 12-55** Appeal of Tony Swanson, Public Housing Agency of St. Paul, to a Fire Certificate of Occupancy Inspection Correction Notice at 1403 FOREST STREET.

Sponsors: Bostrom

Attachments: 1403 Forest.appeal.2-1-12.pdf
 1403 Forest St.Swanson Ltr 2-13-12.doc

No hearing necessary; grant a 2-inch variance on the openable height of the egress windows in the 2nd floor northeast and southeast bedrooms.

Referred to the City Council due back on 3/21/2012

- 31 **RLH FOW 12-58** Appeal of Tony Swanson, Public Housing Agency of St. Paul, to a Fire Certificate of Occupancy Inspection Correction Notice at 736 MARYLAND AVENUE EAST.

Sponsors: Bostrom

Attachments: 736 Maryland.appeal.2-1-12.pdf
 736 Maryland Ave E.Swanson Ltr 2-13-12.doc

No hearing necessary; grant a 6-inch variance on the openable height of the egress windows in all three bedrooms.

Referred to the City Council due back on 3/21/2012

- 32 **RLH FOW 12-60** Appeal of James Nelson to a Fire Inspection Correction Notice at 1148 FIFTH STREET EAST.

Sponsors: Lantry

Attachments: 1148 5th.appeal.1-31-12.pdf
 1148 Fifth St E.Nelson Ltr 2-13-12.doc

No hearing; grant a 2-inch variance on the openable height of the egress windows in the main floor southeast and upper southeast bedrooms and grant a 2.5-inch variance on the openable height and a 2-inch variance on the openable width of the egress window in the upper floor north bedroom.

Referred to the City Council due back on 3/21/2012

- 33 **RLH WP 12-14** Appeal of Bryan Horton, Renewal by Andersen, to an Egress Window Non-Compliance Determination at 1003 FRONT AVENUE.

Sponsors: Brendmoen

Attachments: 1003 Front Ave.appeal.1-31-12.pdf
 1003 Front Ave.revised Renewal by Andersen Ltr 2-13-12.doc

No hearing necessary; grant a 1-inch variance on the openable height of three double hung replacement bedroom egress windows.

Referred to the City Council due back on 3/21/2012

- 34 **RLH WP 12-15** Appeal of Daniel Schmidt, Department of Public Health, to an Egress Window Non-Compliance Determination at 844 FULLER AVENUE.

Sponsors: Carter III

Attachments: 844 Fuller.appeal.1-30-12.pdf
844 Fuller Ave.Public Health Ltr 2-13-12.doc

No hearing necessary; grant a 2.5-inch variance on the openable height of three double-hung replacement bedroom egress windows.

Referred to the City Council due back on 3/21/2012

- 35 **RLH FOW 12-48** Appeal of Ann Byers to a Re-Inspection Fire Certificate of Occupancy With Deficiencies at 876 HAGUE AVENUE.

Sponsors: Carter III

Attachments: 876 Hague.appeal.1-25-12.pdf
876 Hague Ave.Byers Ltr 2-13-12.doc
876 Hague Ave.REVISED Byers Ltr 2-13-12.doc

No hearing necessary; grant a 2.5-inch variance on the openable height of the egress window in the first floor northeast bedroom and a 1-inch variance on the openable height of the egress window in the first floor southeast bedroom.

Referred to the City Council due back on 3/21/2012

- 36 **RLH FOW 12-53** Appeal of Nancy Olson to a Fire Certificate of Occupancy Inspection Correction Notice at 1398 MECHANIC AVENUE.

Sponsors: Bostrom

Attachments: 1398 Mechanic.appeal.2-1-12.pdf
1389 Schletti St.Renewal by Andersen Ltr 1-26-12.doc

No hearing necessary; grant a 4-inch variance on the openable height of the egress windows in all bedrooms.

Referred to the City Council due back on 3/21/2012

- 37 **RLH FOW 12-66** Appeal of Arhondus Simmons to a Fire Certificate of Occupancy Correction Notice at 1073 SELBY AVENUE.

Sponsors: Carter III

Attachments: 1073 Selby.appeal.2-8-12
1073 Selby Ave.Simmons Ltr 2-13-12.doc

No hearing necessary; grant a 4.5-inch variance on the openable height of the egress window in the lower unit basement bedroom.

Referred to the City Council due back on 3/21/2012

- 38 **RLH FOW 12-63** Appeal of John Ackerman to a Fire Certificate of Occupancy Correction

Notice at 1090 WAKEFIELD AVENUE.

Sponsors: Lantry

Attachments: 1090 Wakefield.appeal.2-1-12
1090 Wakefield Ave.Ackerman Ltr 2-13-12.doc

No hearing necessary; grant a 2-inch variance on the openable height of egress window in the main floor north bedroom and grant a 2.5-inch variance on the openable height of the egress window in the upper floor north and south bedroom.

Referred to the City Council due back on 3/21/2012