



# APPLICATION FOR APPEAL

**Saint Paul City Clerk**

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

RECEIVED

MAY 02 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 \_\_\_\_\_)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR  Mail-In

**YOUR HEARING Date and Time:**

Tuesday, 5-3-11

Time 11:30 am

**Location of Hearing:**  
Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 224 N Avon St City: St. Paul State: MN Zip: 55104

Appellant/Applicant: Larry Alexander Email \_\_\_\_\_

Phone Numbers: Business (651) 325-8436 Residence \_\_\_\_\_ Cell \_\_\_\_\_

Signature: [Signature] Date: \_\_\_\_\_

Name of Owner (if other than Appellant): Georgina Stephens

Address (if not Appellant's): 875 Laurel Ave, St. Paul, MN 55105

Phone Numbers: Business (651) 222-5515 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

The notice to vacate as to process and basis.



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

322

April 29, 2011

## NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION AND ORDER TO VACATE

Georgina Y Stephens  
224 Avon St N  
St Paul MN 55104-6628

Larry Alexander  
224 Avon St N.  
St Paul MN 55104

Occupant  
Unit One  
224 Avon St N.  
St Paul MN 55104

Occupant  
Unit two  
224 Avon St N.  
St Paul MN 55104

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **224 AVON ST N** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **May 2, 2011** and ordered vacated no later than **May, 2, 2011**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, "Vacation of Structure or Unit":

**"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."**

**THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL; DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT**

**CONDITIONS CONSTITUTE MATERIAL ENDANGERMENT.**

**Principle Violations:** These deficiencies must be corrected before this condemnation and vacate order will be removed.

LACKING MAINTENANCE;DILAPIDATION

1. ROOF: The roof is deteriorated, defective, or in a state of disrepair. Repair or replace the roof covering to a sound, tight and water impervious condition. Permit may be required.
2. WALLS: The exterior walls of the house are defective. Repair all holes, breaks, loose or rotting siding, to a professional state of maintenance.
3. WINDOWS: The windows and/or storm windows are in a state of disrepair. Replace or repair all window locks, caulk all exterior windows to prevent moisture intrusion.. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner.
4. GUARDRAILS: There are missing or defective guardrails. Provide all stairways, porches, decks or steps which are more than 30" high with guardrails and intermediate rails with openings in the guardrail no more than four (4) inches apart and in accordance with the State Building Code.
5. DEFECTIVE STAIRS. Stairs are broken, defective, or in disrepair. Repair in a professional manner.
6. FOUNDATION: The foundation is defective and or deteriorated.
7. HANDRAILS: The stairs have missing or defective handrails. Provide all interior and exterior stairways and steps of more that three (3) risers with handrails which are grippable and installed 34" to 38" above the nose of the stair treads.
8. LIGHT FIXTURES: There are inoperable light fixtures or light fixtures that are missing components.
9. ELECTRICAL WIRING: There is exposed and or improperly run electrical wiring. Have a licensed electrical contractor inspect, repair and certify all electrical wiring.

#### DANGEROUS CONDITIONS

10. DOORS: Front door unit two is off its hinges and will not lock. Repair or replace in a professional manner. Rear door unit two is off its hinges.

#### INSECT, RODENT OR OTHER PESTS.

11. RACOONS: There is a raccoon infestation. Have a licensed exterminator remove raccoons. Seal all openings in walls/eaves to prevent further infestation.

#### LACK OF BASIC FACILITIES

12. GARBAGE AND RUBBISH STORAGE AND REMOVAL: Lack of weekly refuse removal by a licensed hauler. Provide approved containers with tight fitting covers. These containers must be of sufficient quantity and capacity to contain the rubbish and garbage from the unit(s). No rubbish or garbage may be stored outside in plastic bags. Weekly garbage and rubbish removal service is required. It is the property owner's responsibility to provide containers and removal service. The Saint Paul Legislative Code requires occupants to properly dispose of garbage and rubbish by placing it in approved containers.

**Other Violations:** These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

10. NONCOMPLIANCE WITH PREVIOUS ORDERS. See revocation of fire certificate of occupancy and order to vacate dated 9.13.10 and Correction notice dated 11.09.10, none of the items on either order have been corrected.

11.CODE COMPLIANCE INSPECTION: Due to the number of deficiencies, a Code Compliance Inspection will be required before a Placard Lift will be issued.

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8688. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

**If you have any questions concerning this matter, please contact the Inspector, Joel Essling, at 651-266-1904. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.**

Sincerely,

**Joel Essling**  
Enforcement Officer

je

c: Posted to ENS

uhh 4/11