



# APPLICATION FOR APPEAL

RECEIVED  
JAN 24 2012  
CITY CLERK

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

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, Feb. 7, 2012

Time 11:00 a.m.

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

## Address Being Appealed:

Number & Street: 569 Lafond Ave City: St. Paul State: Mn Zip: 55103

Appellant/Applicant: Antonio Grajeda + Kasandra Tidgwell Email \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence 952-693-1917 Cell 952-693-1917

Signature: \_\_\_\_\_ Date: 1/24/2012

Name of Owner (if other than Appellant): 14399 Salem Avenue

Address (if not Appellant's): Savage, Mn. 55378

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

I put alot of time into the duplex its in good condition.

Completed all on Deficiency list  
New list Deficiency 1/18/2012 never recieved still mailing to 581 Lafond Ave  
I fell she is upset I was granted 1st Appeal. I called for inspection end Dec. 2012 she did not return calls for days. She did answer after a week of calling 3 said she sent an email saying Jan 18 2012 She will be out to inspect



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

January 18, 2012

ANTONIO GRAJEDA  
Jovita Grajeda  
581 LAFOND AVE  
ST PAUL MN 55103-1619

### Revocation of Fire Certificate of Occupancy

RE: 569 LAFOND AVE

Dear Property Representative:

Your building was determined to be a registered vacant building on January 18, 2012. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy. Per the Legislative Hearing Officer all work was to be completed by December 9, 2011, or a code compliance inspection would be required.

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

**Contact Jim Seeger at 651-266-9046 to schedule for a code compliance inspection.**

#### DEFICIENCY LIST

1. Exterior - SPLC 34.09 (1) b,c, 34.32 (1) b,c - 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.- The rear of home near the basement has interior kitchen hard board being used for siding. Provide approved materials for the exterior of home.
2. Exterior-Door - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.
3. Exterior-Storm Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.
4. Interior-Basement - MSFC 315.2 - Remove the storage from attic or other concealed spaces or provide and maintain one hour fire resistive construction on the storage side of attics or other concealed spaces. Storage must not be place on exposed joists.-Remove all storage from the basement stairs.

5. Interior-Basement - SPLC 34.10 (2), 34.33 - Repair and maintain the damaged structural member. This repair may require a building permit, call DSI at (651) 266-9090.-The basement has damaged structural issues. Repair or replace under permit.
6. Interior-Basement - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged ceiling insulation in the basement to meet code. Permit required.
7. Interior-Bedroom Door - 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.- Remove the slide bolt lock from the bedroom door of unit 2.
8. Interior-Throughout - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Hire a licensed exterminatory to eliminate mice, roaches, and other pests. Fax written verification.
9. Interior-Throughout - UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. This work requires a permit(s). Call DSI at (651) 266-8989.-Hire a licensed contractor to install the dryer vents to meet code. Permit required.
10. Interior-Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke d detector located outside each sleeping area.
11. Interior-Throughout - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-The smoke detectors are all missing batteries.
12. Interior-Unit 2 - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Unit 2's front door does not open/close. It appears to be stuck in the closed position.
13. 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.
14. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

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: (651-266-8688) and must be filed within 10 days of the date of this order.

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 to make Saint Paul a safer place in which to live and work.

Sincerely,

Lisa Martin  
Fire Inspector

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Wagner, Manager of Code Enforcement



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

January 16, 2012

Nuisance Building Code Enforcement

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

651-266-8989

651-266-1919

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

Antonio Grajeda  
14399 Salem Ave  
Savage MN 55378-2813

**VACANT BUILDING REGISTRATION FEE  
WARNING LETTER**

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is **\$1,100.00**. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

*The fee for the vacant building located at **569 LAFOND AVE** is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.*

**Do not mail cash**

Saint Paul Legislative Code, Chapter 43 requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

**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 owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

If you wish to pay in person, you may do so at:

DEPARTMENT OF SAFETY AND INSPECTIONS  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

between the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

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.

January 16, 2012  
569 LAFOND AVE  
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**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.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Dennis Senty, at 651-266-1930.

Your prompt attention to this matter is appreciated. Thank you.

***Steve Magner***

Vacant Buildings Program Manager  
Department of Safety and Inspections

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: ds

vb\_warning\_letter 06/10