

RLH OA 21-8



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

APR 12 2021

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 536054)
  - 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, April 20, 2021

Time: you will be called between  
2:30 p.m. & 4:00 p.m.

Location of Hearing:  
 Teleconference due to Covid-19 Pandemic

## Address Being Appealed:

Number & Street: 1764 Bush Ave City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Chris Johnson Email cmj.inc@gmail.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 612-481-4903

Signature:  Date: 04/11/2021

Name of Owner (if other than Appellant): HUDSON HOMES MANAGEMENT LLC

Mailing Address if Not Appellant's: 3701 Regent Blvd Ste 200 Irving, TX 75063-2308

Phone Numbers: Business (877) 346-1619 Residence \_\_\_\_\_ Cell \_\_\_\_\_

## What Is Being Appealed and Why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/ Revocation of Fire C of O See attachment (AppealDescription.pdf)
- Summary/Vehicle Abatement Filing fee paid in person (cash 04/12/2021)
- Fire C of O Deficiency List/Correction \_\_\_\_\_
- Code Enforcement Correction Notice \_\_\_\_\_
- Vacant Building Registration \_\_\_\_\_
- Other (Fence Variance, Code Compliance, etc.) \_\_\_\_\_

Reason for appeal:

I, Chris M Johnson, am the current tenant of the rental property at 1764 Bush Ave, St. Paul, MN, 55106. I originally found the advertisement for the home listed on [www.marketplacehomesrentals.com](http://www.marketplacehomesrentals.com) in the beginning of January 2021, and was offered a self-hosted viewing which I attended on 01/12/2021 (to tour the home). The following day after viewing the property, I placed an application with MarketPlaceHomes which was quickly approved within a few days thereafter. On 01/26/2021 I signed a 12-month lease (rental agreement) for the home with a start-date of 01/31/2021.

I then began moving into the property the following week (~02/01/2021) and have been occupying the home ever since.

On approximately 04/02/2021, I received a visit from Rick Gavin (Code Enforcement Inspector) advising me that the home is listed as a registered vacant property with the city of St. Paul due to missing code compliance, and that I was not legally allowed to occupy the home. From my perspective the home is absolutely in livable condition with no apparent problems and so needless to say, this news came as a shock to me. I then immediately reached out to my property manager (Dorothy Gustafson with MarketPlaceHomes) and apprised her of the situation. Since then, I have been working diligently with both the Code Enforcement office and the property management to attempt to rectify this situation, but I have not yet been able to obtain proper guidance nor documentation clarifying exactly what is needed in order for the required code compliances to be completed.

Due to several hardships over the past year (loss of job, Covid-19 etc.) I am asking for some leniency as I navigate this complicated situation, as I will certainly need more time to coordinate everything and to bring this situation to a successful resolution, while also attempting to maintain my newly acquired full-time employment (I work from home 100% and would hate for this issue to potentially cost me any further hardship). I am now applying for this appeal in hopes to secure my rights as a tenant so that I may continue to occupy this home while the proper inspections and code compliances can be completed and properly documented by all parties involved.

Thank you for your understanding and attention to this matter.

Sincerely,  
Chris M Johnson



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)

April 05, 2021

U.S. Bank Trust N.A As Trustee For Lsf9/C/O Hudson Homes Mgmt Llc  
3701 Regent Blvd Ste 200  
Irving TX 75063-2296

Dear Interested Party:

**1764 BUSH AVE** is a Registered Vacant Building that requires a Code Compliance Inspection per the City of St. Paul's Vacant Building Statute (Chapter 43). **This dwelling cannot be occupied without a Certificate of Code Compliance. Violation of the Vacant Building Statute (Chapter 43) will result in the issuance of a criminal citation.** See <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings> for further information.

**THE VACANT BUILDING REGISTRATION FORM AND FEE MUST BE RECEIVED BY THE VACANT BUILDING PROGRAM BEFORE DSI WILL ISSUE ANY PERMITS.**

**Written permission from the City of Saint Paul is required before a Category 2 or Category 3 Vacant Building can be sold.** Requirements which must be met for Category 2 Vacant Buildings include: 1) register/re-register the building; 2) pay all outstanding fees; 3) obtain a code compliance inspection; 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. In addition to meeting all 6 (six) of these requirements, a Category 3 Vacant Building must obtain a Certificate of Occupancy or a Certificate of Code Compliance prior to the sale of the building. If you have any questions, please contact me at the number below.

**PROPERTIES WHICH ARE SUSPECTED TO BE ILLEGALLY OCCUPIED ARE SUBJECT TO RANDOM INSPECTIONS ANY HOUR OF DAY/NIGHT.**

Sincerely,

***Rick Gavin***

651-266-1910

Vacant Buildings Code Enforcement Officer

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8585. You must submit a copy of this Order with your appeal application.

\*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within such 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.



328

CITY OF SAINT PAUL  
DEPARTMENT OF SAFETY AND INSPECTIONS  
DIVISION OF CODE ENFORCEMENT  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
**SUMMARY ABATEMENT ORDER**

April 09, 2021  
18 - 117350

Yog hais tias koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266- 8989. Nws yuav pab dawb xwb. Si necessita un traductor, por favor llamamos al (651)266- 8989. No costo.

MARKETPLACE HOMES  
17197 N LAUREL PK DR STE 340  
LIVONIA MI 48152- 7913

**As owner or person(s) responsible for : 1764 BUSH AVE you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.**

1. 1764 BUSH AVE is a Registered Vacant Building that requires a Code Compliance Inspection per the City of St. Paul's Vacant Building Statute (Chapter 43). This dwelling cannot be occupied without a Certificate of Code Compliance. Violation of the Vacant Building Statute (Chapter 43) will result in the issuance of a criminal citation. Comply before April 15, 2021

If you do not correct the nuisance or file an appeal before April 15, 2021 , the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.

Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipments, etc. The rate will be approximately \$260 per hour plus expensed for abatement.

**You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times  
FAILURE TO COMPLY MAY RESULT IN A CRIMINAL CITATION**

Issued by: Rick Gavin Badge: 328 Phone Number: 651- 266- 1910  
**If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.**

Also Sent To:

Northsight Management 8901 E Mountain View Dr, Suite 100 Scottsdale AZ 85258

U.S. Bank Trust N.A As Trustee For Lsf9/C/O Hudson Homes Mgmt Llc 3701 Regent Blvd Ste 200  
Irving TX 75063- 2296

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sa.rpt 9/15



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NORTHSIGHT MANAGEMENT  
8901 E MOUNTAIN VIEW DR, SUITE 100  
SCOTTSDALE AZ 85258

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Marketplace Homes 17197 N Laurel Pk Dr Ste 340 Livonia MI 48152- 7913

U.S. Bank Trust N.A As Trustee For Lsf9/C/O Hudson Homes Mgmt Llc 3701 Regent Blvd Ste 200  
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 3701 REGENT BLVD STE 200  
 IRVING TX 75063- 2296

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