



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED

MAY 26 2016

We need the following to process your appeal: **CITY CLERK**

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 794685)
 - 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, <u>June 7, 2016</u>
Time <u>2:30 p.m.</u>
Location of Hearing: Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 606 Lafond Ave City: St. Paul State: MN Zip: 55103

Appellant/Applicant: Inho Chang Email inho_chang@yahoo.com

Phone Numbers: Business 315-706-3738 Residence 651 330 4537 Cell 315 706 3738

Signature: Inho Chang Date: May, 26, 16

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 1155 Karth Lake Dr. Arden Hills, MN 55112

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/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

The items subject to repairs could have been correction order, not condemnation.

The property damages were made by tenants whom I evicted on May 17th, and I just got the property back. I have not had chances to take care of the properties.



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

www.stpaul.gov/dsi

May 25, 2016

Chang Properties Llc
1155 Karth Lake Dr
Arden Hills MN 55112-5757

VACANT BUILDING REGISTRATION NOTICE

The premises at **606 LAFOND AVE** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,085.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Please return the enclosed registration form along with your payment by June 25, 2016 .

Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

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

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, 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 Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

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.

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.

You must contact the Enforcement officer , Mike Kalis, at 651- 266- 1929 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Mike Kalis, at 651- 266- 1929.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: mk
vb_registration_notice 11/14



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

May 20, 2016

Chang Properties Llc
1155 Karth Lake Dr
Arden Hills MN 55112-5757

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

RE: 606 LAFOND AVE
Ref. # 121692

Dear Property Representative:

Your building was inspected on May 18-19, 2016.

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.

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 - Second Floor Unit - 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.-Door is barred from inside, front entry to second floor unit.
2. Exterior - Second Floor Unit Front Door - SPLC 34.09 (3) i - Provide and maintain an approved one-inch throw single cylinder deadbolt lock.-
3. Exterior - Upper and Main Floor Units - Ext. Door SPLC 34.09 (3), 34.33 (3) - Repair and maintain the door in good condition.- Doors for exiting the dwelling have no hardware in place, no approved locks and damaged beyond use.

4. Exterior - Upper and Main Floor Units - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.-
5. Exterior - Upper and Main Floor Units - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.- Door frames are exploded from being forced and cannot be shut and locked normally.
6. Interior - Check All - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.- Throughout upper and main floor units.
7. Interior - Common Area - SPLC 33.05 - Post the provided Certificate of Occupancy in an approved location.-
8. Interior - Common Area - SPLC 35.01 Post the current owner information including: name, address, phone number in an approved location.-
9. Interior - Hardwired Smoke Detectors - MSFC 605.1 - Repair or replace damaged electrical appliance wiring. This work may require a permit(s). Call DSI at (651) 266-8989.-
10. Interior - Lower Unit - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-
11. Interior - Lower Unit - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.-
12. Interior - Main Floor Unit - SPLC 34.10 (5), 34.33 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-
13. Interior - Second Floor Unit - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Missing
14. Interior - Upper Unit - MSFC 315.2 - Provide and maintain orderly storage of materials.-
15. Interior - Upper Unit - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-
16. Interior - Upper Unit Sleeping Rooms - MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Windows in upper unit sleeping rooms blocked with furniture.
17. Interior - Upper and Lower Units - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office.-Condemned, do not occupy.
Contact Fire Inspector Laura Huseby at 651-266-8998 when repairs have been made to the property, under permits and inspections when necessary.

18. Interior - Upper and Main Floor Units - SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition.-

19. SPLC 40.04 (5) The owner of a building used for residential occupancy who is applying for their FIRST Fire Certificate of Occupancy, must complete the Department of Safety and Inspection Landlord 101 course, or other landlord training program approved by the Department of Safety and Inspections. The training must have occurred within the last two years and the owner must submit a certificate of attendance or provide verification of enrollment in the next scheduled class to the Fire Inspection Division-DSI.
For more information on Landlord 101, or to receive registration materials, please visit our webpage at: www.stpaul.gov/cofo
Or, contact Fire Safety Inspector Leanna Shaff by email: leanna.shaff@ci.stpaul.mn.us or phone: (651) 266-8980
Property owner to attend next session.

20. SPLC 39.02(c) - Complete and sign the 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: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: adrian.neis@ci.stpaul.mn.us or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Laura Huseby
Fire Inspector
Ref. # 121692

cc: Housing Resource Center
Force Unit



362

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

May 24, 2016
16 - 039678

SUMMARY ABATEMENT ORDER

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

OCCUPANT
606 LAFOND AVE
ST PAUL MN 55103- 1618

As owner or person(s) responsible for : 606 LAFOND AVE you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

1. Remove improperly stored or accumulated refuse including: garbage, rubbish, loose and scattered litter, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas. Comply before May 31, 2016
2. Cut and remove tall grass, weeds and rank plant growth from yard, blvd, and alley areas. Comply before May 31, 2016

If you do not correct the nuisance or file an appeal **before May 31, 2016** , 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: Mike Kalis Badge: 362 Phone Number: 651- 266- 1929
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:
Chang Properties Llc 1155 Karth Lake Dr Arden Hills MN 55112- 5757

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, which ever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., St. Paul, MN 55102. The telephone number is (651) 266- 8688. You must submit a copy of this Summary Abatement Notice 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 said 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.

Cheng Properties, LLC
Plaintiff(s)

Court File No. 62-HG-CV- 16-246

vs.
Matthew Groffert
Clayton Groffert, Corp. d/b/a
Defendant(s)

SETTLEMENT AGREEMENT

IT IS HEREBY STIPULATED AND AGREED between the parties as follows:

Parties agree to the following payment schedule:

Date Payment is Due	Time Due (if applicable)	Amount Due	Form of Payment (Money Order, Certified Funds, etc.)
/ /	AM / PM	\$	
/ /	AM / PM	\$	
/ /	AM / PM	\$	
/ /	AM / PM	\$	
/ /	AM / PM	\$	
/ /	AM / PM	\$	

No Writ of Recovery is requested at this time. This signed agreement serves as settlement.

Defendant(s) shall vacate on or before 05/17/2016 or a Writ of Recovery shall be issued by default by request and payment of fee.

If there is a violation of the above terms, judgement may be entered and Plaintiff will obtain a Writ of Recovery, upon filing of an affidavit establishing such fact.

I have read, understand, and agree to be bound by this Settlement Agreement without appeal or further litigation:

Cheng Properties, LLC
PRINT Plaintiff(s) NAME
SIGNATURE OF OWNER/AGENT/ATTORNEY

Matthew Groffert
PRINT Defendant(s) NAME
SIGNATURE

Date 5/12/2016

SIGNATURE
Date 05/12/2016

STATE OF MINNESOTA
COUNTY OF RAMSEY

DISTRICT COURT
SECOND JUDICIAL DISTRICT
HOUSING COURT DIVISION

Chang Properties LLC

PLAINTIFF
(Landlord)

DECISION AND ORDER
CASE NUMBER

Mallory Grapfer + Clayton Grapfer
Co-Proprietors of the property
of the property

Vs.
Defendant(s)
(Tenant)

62-HG-CV- 16-846

This (residential/commercial) case was heard by the undersigned Referee of District Court on 5/10/16

PLAINTIFF:

- appeared in person
- represented by (counsel/Agent) Tomothy P. P.../C

DEFENDANT(S):

- _____ did not appear and is in default.
- _____ appeared with counsel _____

THE COURT FINDS AND ORDERS THAT:

- the allegations of the complaint are true/ untrue
- the tenant has breached lease as follows: _____
- the parties have reached a settlement OR the statutory covenants of habitability have been breached OR
- Upon compliance and filing of Affidavit this case may be expunged.
- Dismissed for non-appearance / by motion / for payment.
- other: _____

- Plaintiff is entitled to recovery of the property plus filing fees and service costs paid for this court action.
- it is ordered that the rent now on deposit shall be released as follows:
 \$ _____ to Plaintiff \$ _____ to Defendant

THE WRIT OF RECOVERY SHALL:

- issue immediately issue after _____
- children/other hardship
- issue if any of the above settlement conditions are not met
- Let Judgment Be Entered Accordingly

RECOMMENDED BY:

BY THE COURT:

Referee

Judge of District Court

I hereby Certify that the above Order Constitutes entry of Judgment of the court.

Date

Lynae K. E. Olson
Court Administrator

Deputy

You are notified that Judgment was entered on _____