



APPLICATION FOR APPEAL

RECEIVED

AUG 02 2010

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
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

Date and Time of Hearing:

Tuesday, 8/17/10

Time 3:00 pm

Location of Hearing:

Room 330 City Hall/Courthouse

Appellant/Applicant: JAMES SWARTWOOD

Address: 6537 DUPONT AVE S City: MPIS State: MN Zip: 55419

Phone Numbers: Business 612-822-7910 Residence SAME Cellular 612 963 2085

Signature: [Handwritten Signature] Date: 8/2/2010

Name of Owner (if other than Appellant): Re: 518 Van Buren Ave

Address: _____ City: _____ State: _____ Zip: _____

Phone Numbers: Business _____ Residence _____ Cellular _____

State specifically what is being appealed and why (use an attachment if necessary):

PROPERTY PUT INTO A VACANT
BUILDING CLASS 2. BUILDING IN GOOD
SHAPE HAS BEEN INSPECTED REPEATEDLY AS
RECENT AS MARCH 2010

NOTE: Any person unsatisfied by the final decision of the City Council may obtain judicial review by timely filing an action as provided by law in District Court or Court of Appeals

Fee Received: 25pd.

Receipt Number: _____



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement
375 Jackson Street, Suite 220 651-266-8989
Saint Paul, MN 55101-1806 651-266-1919
www.stpaul.gov/dsi

August 02, 2010

Blackwood Investment Inc
Po Box 17255
Minneapolis MN 55417-0255

VACANT BUILDING REGISTRATION NOTICE

The premises at **518 VAN BUREN 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 to register this building with the Department of Safety and Inspections, Vacant Buildings 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 **\$1,100.00**. 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 September 02, 2010.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. 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 Office of the City Clerk at (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 due date 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, Matt Dornfeld, at 651-266-1902 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building(s) 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 Officer 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 Enforcement Officer, Matt Dornfeld, at 651-266-1902.

This registration form and fee is required by law. 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: md
vb_registration_notice 06/10



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/dsj

July 27, 2010

JAMES SWARTWOOD
5537 DUPONT AVE S
MINNEAPOLIS MN 55419-1647

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 518 VAN BUREN AVE

Dear Property Representative:

Your building was determined to be a registered vacant building on July 27, 2010. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

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.

DEFICIENCY LIST

1. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.- Replace broken front door. (rear door replaced) *PUERTA DE CEMENTO ROTTA*
2. *X* Exterior - SPLC 34.09 (1) a, 34.32 (1) a - Provide and maintain foundation elements to adequately support this building at all points.-Have a licensed structural engineer verify that the front porch/foundation is code compliant and provide written verification of repair orders and completion date.
3. 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.-Repair siding that has fallen from the soffit area. *CHOS DE AFERRU DE LA CASA*
4. *X* Exterior - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Repair or remove the garage that was damaged by fire. Permits required.

5. Exterior - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.-Remove excessive garbage from the alley area and the garage.

6. Exterior - SPLC 34.11 (7), 34.34 (4) - Provide additional approved containers or additional pick-ups to meet tenant trash demands.

7. Exterior - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-9090.-Repair or replace front steps that are dangerous.

8. Exterior - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.-Replace all broken or missing glass on windows throughout. *VENTANA REPARAR ROTAS*

9. Exterior - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.- Repair or replace all missing and torn window screens throughout. *MOSENETEROS*

10. Exterior - SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.

11. Interior - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Provide lighting in the basement bathroom. *CHECAR LA ELECTRICIDAD*

12. Interior - SPLC 34.23, MSFC 110.1 - The second floor attic space is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-The second floor-attic space condemned based on over-occupied, illegal sleeping area on second floor. Remove all bedding and furniture from the attic space immediately. *ARTICO NO DORMIR*

13. Interior - SPLC 34.12 (2), 34.35 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition.-Repair or replace the stove that is not working. *ESTUFA NO TRAVIA SA CAMBIAR O COMPONER*

14. Interior - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Replace all missing globe covers throughout. *CHECAR LAMPARAS*

15. Interior - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner.-Repair the basement guardrail to code.

16. Interior - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Repair or replace the floor in the basement that is damaged. *CHECAR EL PISO DEL BASEMENT*

17. Interior - SPLC 34.10 (7), 34.33 (6) - Repair or replace and maintain the woodwork in an approved manner.-Remove the screw that is sticking out and considered hazardous in the lower kitchen cabinet. *CAMBIAR LOS GABINETES DE LA COCINA*

18. Interior - SPLC 34.11, SBC 2902.1, SPLC 34.17, MPC 4715.0200.C - Provide an approved number and type of plumbing fixtures.-Repair or replace the leaking toilet that is unsecured on the main floor and leaking into the basement and the tub is missing a leg and is not secure, repair or replace, and repair or replace the kitchen sink that leaks and causing rust build up. *CHE CAR LA PLUMERIA*

19. Interior - SPLC 34.11 (5), 34.34 (2) - Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-9090. *TADA CLOTEA
CALENSON DE AGUA*

20. Interior - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.-Remove water from basement.

21. Interior - SPLC 34.13 (1) - Provide and maintain all habitable areas with a ceiling height of 7 feet over 1/2 the floor area.-The second floor attic is NOT approved for occupancy. Immediately discontinue use. The ceiling height on the stairs to the second floor is only 4 feet in height. Remove all bedding and furniture from the attic space. *NO SIA DE ARTICULO*

22. Interior - SPLC 34.13 (4) - Provide and maintain a minimum egress window sill height of 48 inches. Refer to provide handout EW-1 for more information.-Immediately discontinue use of the attic for the purpose of sleeping.

23. 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.

24. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office. *ALARMAS*

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

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 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

Ref. # 102334