

RLH VO 18-16



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

APR 20 2018

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 820087)
 - 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>APRIL 24, 2018</u>
Time <u>11:00</u>
Location of Hearing: Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 671 Hawthorne AVE E, City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Richard M Gruber Email _____

Phone Numbers: Business _____ Residence 651-771-4812 Cell _____

Signature: Richard M Gruber Date: 4/20/18

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence 651-771-4812 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.)

I need more time to correct the Deficiencies



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

April 12, 2018

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE

Betty Jean Gruber/Richard Michael Gruber
1576 Griggs St N
Saint Paul MN 55108-2224

OCCUPANT
671 Hawthorne Ave E
ST PAUL MN 55106-1904

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **671 HAWTHORNE AVE E 2ND FLOOR UNIT** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **4-12-2018** and ordered vacated no later than **4-20-2018**.

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

"Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned."

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.

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

1. CONDEMNATION: The interior of the house constitutes material endangerment.
2. Smoke Detector: Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours.
3. 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.
4. SPLC 33.05(A) – MORE THAN FOUR UNRELATED OCCUPANTS. The use of this building for more than four unrelated adults would require approval and a Certificate of Occupancy. Immediately discontinue unapproved use and convert to legal use. Discontinue use as a rooming and boarding occupancy without the required Certificate of Occupancy.
5. MSFC 605.1 – ELECTRICAL HAZARDS - Identified electrical hazards shall be abated. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.
6. MSFC 1003.3.1.8 – UNAPPROVED LOCKS. 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.
7. MSFC 1026.1 – ESCAPE WINDOW. Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.
8. SPLC 34.08 (10) –EXTERIOR SIDEWALKS/STAIRS. Repair, replace and maintain exterior sidewalks, walkways and stairs
9. MSFC 605.5.3 –EXTENSION CORDS. Immediately, discontinue use of frayed, deteriorated, damaged or spliced electrical cords adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090
10. SPLC 34.09 (3), 34.33 (3) –WINDOW SCREEN. Provide or repair and maintain the window screen.
11. SPLC 34.09 (3), 34.32 (3) – WINDOW SASH. Repair and maintain the window sash.
12. SPLC 34.09 (3), 34.32 (3) – WINDOW LOCK. Repair and maintain the window lock.
13. SPLC 34.09 (3), 34.32 (3) – WINDOW. Repair and maintain the window in good condition.
14. Ext. Door SPLC 34.09 (3), 34.33 (3) –EXTERIOR DOOR. Repair and maintain the door in good condition.
15. SPLC 34.09 (3), 34.32 (3) – DOOR FRAME. Repair and maintain the door frame.

16. ILLEGAL SPILL LINE FROM TUB FAUCET. REMOVE.

17. ILLEGAL BEDROOM, NO EGRESS. DISCONTINUE USE AS BEDROOM.

Sleeping room does not meet light, ventilation or escape requirements. Stop this use of this room or repair to meet sleeping room requirements.

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

2. **SANITATION:** Immediately remove improperly stored or accumulated refuse including; garbage, rubbish, junk, vehicle parts, wood, metal, recycling materials, household items, building materials, rubble, tires, etc., from yard. The Saint Paul Legislative Code requires all exterior property areas to be maintained in a clean and sanitary condition. Usable materials must be stored in an approved manner, so as not to constitute a nuisance.

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) 266-8585. 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, James Hoffman, at 651-266-1947. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

James Hoffman
Enforcement Officer

jh

cc: Posted to ENS