



# APPLICATION FOR APPEAL

RECEIVED  
APR 26 2013  
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 \_\_\_\_\_) Represented by SMPLS
- 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

<b>YOUR HEARING Date and Time:</b>
Tuesday, <u>May 14, 2013</u>
Time <u>11:00 a.m.</u>
<b>Location of Hearing:</b>
Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 978 Conway City: St. Paul State: MN Zip: \_\_\_\_\_

Appellant/Applicant: Chester Landers Email: heather.meyers@smpls.org

Phone Numbers: Business 651-222-5863 Residence \_\_\_\_\_ Cell \_\_\_\_\_

Signature: Heather Meyers EHC Date: 4-26-13

Name of Owner (if other than Appellant): EMC Investments, LLC

Address (if not Appellant's): 8936 Springwood Cir

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell Alan Sipple 651-315-0515  
*\* I am told Alan Sipple is the caretaker.*

## 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 Code Compl. Report

Mr. Landers receives only disability income. A move would be a significant hardship. Understand from Mr. Landers and Craig, a contractor from CG Lightbulb Construction that the building is close to being code compliant pursuant to the 4-9-13 order and that just some more time would be needed. The building is habitable.

Revised 3/7/2011



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

April 25, 2013

10 - 921580

**SUMMARY ABATEMENT ORDER**

331

- 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.

Emc Investments Llc  
 8936 Springwood Cir  
 Woodbury MN 55125-4913

Emc Investments LLC  
 1911 Suburban Ave. # 341  
 St Paul MN 55119-7003

**As owner or person(s) responsible for: 978 CONWAY ST you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.**

- Remove improperly stored or accumulated refuse including: garbage, rubbish, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas.
- Cut and remove tall grass, weeds and rank plant growth.
- Remove and properly dispose of all animal feces from yard areas.
- IMMEDIATELY secure all buildings which are open to unauthorized entry, including: BOARD OVER ALL FIRST FLOOR DOORS AND WINDOWS.**
- Other:

If you do not correct the nuisance or file an appeal before **May 01, 2013**, 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, equipment, etc. The rate will be approximately \$260.00 per hour plus expenses 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: Rich Singerhouse Badge Number 331 Phone Number 651-266-1945*  
**If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.**

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 Correction 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.



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Code Compliance Report

April 09, 2013

EMC Investments Llc  
8936 Springwood Cir  
Woodbury MN 55125-4913

**\*\* This Report must be Posted  
on the Job Site \*\***

Re: 978 Conway St  
File#: 10 921584 VB2

### **\*\* This is a Building Only Code Compliance Report \*\***

**BUILDING**                      **Inspector: Jim Seeger**                      **Phone: 651-266-9046**

- Dry out basement and eliminate source of moisture.
- Maintain one hour fire separation between dwelling units and between units and common areas.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Provide complete storms and screens, in good repair for all door and window openings.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Clean out crawl space and install vapor barrier.
- Install return on basement handrail.
- Install single cylinder daed bolts on ext. doors.
- Repair fence on west side of property
- Water on floor at southeast corner of house.
- A building permit is required to correct the above deficiencies.

Re: 978 Conway St  
April 9, 2013  
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## ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Single Family Dwelling.

### Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- Interior of garage not available for inspection. Repair per applicable codes.

**This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).**

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9046  
Email: james.seeger@ci.stpaul.mn.us

JLS:ml  
Attachments



[Info](#) [Main](#) [City Contact](#)

**978 CONWAY ST -- Property Information --**

PIN	Zoning/Use	HPC District
<u>332922310109</u>	RT1 / R-Single Family Dwelling Legal-Vacant Building Category 2	

**Information disclaimer...**

Data Disclaimer:-

The City of Saint Paul and its officials, officers, employees or agents does not warrant the accuracy, reliability or timeliness of any information published by this system, and shall not be held liable for any losses caused by reliance on the accuracy, reliability or timeliness of such information. Portions of such information may be incorrect or not current. Any person or entity that relies on any information obtained from this system does so at his or her own risk.

**List of Activity...**

Number	Address	Description	Details	Status	
13 178377	978 S&C 00 E CONWAY ST		Electrical Permit Type: Service & Circuits Residential Repair/Alter Issued Date: 04/26/2013 Contractor: Iburg Electric LLC Estimated Value: \$500.00	Active/Issued	
13 178303	978 GSF 00 PG CONWAY ST		Plumbing/Gasfitting/Inside Water Piping Type: Gasfitting Only Residential Repair Issued Date: 04/26/2013 Contractor: City Master CO Estimated Value: \$300.00	Active/Issued	
13 172675	978 RPR 00 B CONWAY ST	The following "Trade" Permits are required for this project: Electrical, W.Air Vent, Plumbing,	Building Permit Type: Single Family Dwelling Repair Issued Date: 04/10/2013 Contractor: C G Legvold Construction Inc State Valuation: \$5,000.00  Activity (most recent first): Architectural (R) Review: 04/10/2013: Preliminary Plan Check 04/10/2013: Approved	Active/Issued	<a href="#">Move Top</a>
12 090611	978 000 00 PA CONWAY ST	Tall Grass and weeds on the property	Parks Summary Abatement Type: Tall Grass Entered on: 08/06/2012 Closed on: 08/09/2012	Closed	
12 056366	978 000 00 PA CONWAY ST	Tall Grass and weeds on the property	Parks Summary Abatement Type: Tall Grass Entered on: 05/14/2012 Closed on: 05/16/2012	Closed	
12 035931	978 VEN 00 W CONWAY ST		Warm Air, Ventilation & General Sheet Type: Ventilation Only Residential Repair/Alter Issued Date: 03/22/2012 Final Date: 05/07/2012 Contractor: Edina Heating & Cooling Inc Estimated Value: \$800.00  Activity (most recent first): MAIN-Warm Air/VentilationInspection: 05/07/2012: Final 03/23/2012: Approved by Location	Final	

12 033600	978			Mechanical Permit	Final
GAS 00 M	CONWAY			Type: Gas Residential Repair/Alter	
	ST			Issued Date: 03/15/2012	
				Final Date: 10/25/2012	
				Contractor: Aairgate Heating & A/C	
				Estimated Value: \$400.00	
				Activity (most recent first):	
				MAIN-Mechanical Inspection: 10/25/2012: Final	
				05/07/2012: Partial Approval	
				05/07/2012: Approved	
				04/02/2012: Ongoing	
12 028329	978			Electrical Permit	Active/Issued
S&C 00 E	CONWAY			Type: Service & Circuits Residential Repair/Alter	
	ST			Issued Date: 02/28/2012	
				Contractor: Dynamic Electric Design	
				Estimated Value: \$2,000.00	
12 026576	978			Plumbing/Gasfitting/Inside Water Piping	Inspected
PLB 00 PG	CONWAY			Type: Plumbing/Inside Water (All) Residential Repair	
	ST			Issued Date: 02/22/2012	
				Contractor: Elias Plumbing	
				Estimated Value: \$5,500.00	
				Activity (most recent first):	
				MAIN-Plumbing Inspection: 08/01/2012: Ongoing	
				03/06/2012: Approved	
12 026008	978	03/25/13		Building Permit	Canceled
RPR 00 B	CONWAY	Cancel permit		Type: 2-Family/Duplex Repair	
	ST	per Building		Issued Date: 02/21/2012	
		Official as new		Final Date: 03/25/2013	
		contractor hired.		Contractor: Klein Group Remodeling Incorporated	
		CAG		State Valuation: \$14,800.00	
				Activity (most recent first):	
				Cancellation Process: 03/25/2013: No Refund	
				Building Permit Inspection:	
				Insulation - Appd	
				Insulation - CorrReqd	
				Footing - Appd	
				Architectural (R) Review: 02/21/2012: Preliminary	
				Plan Check	
				02/21/2012: Approved	
10 921584	978		vb	VB Event Log:	Inspected
VB2 00 VB	CONWAY			11/10/2010: New Category 2 - Duplex	
	ST			11/10/2010: \$1100 registration fee due on	
				11/10/2010	
				11/19/2010: VB FEE PAID BY CHECK	
				11/19/2010: DSI Code Compliance Inspection Fee	
				Paid	
				11/23/2010: DSI Code Compliance Inspection	
				Completed; Report Pending on 11/23/2010	
				11/30/2010: Code Compliance Inspection Report	
				Sent dj	
				10/11/2011: \$1100 renewal registration fee due on	
				Nov 10, 2011	
				10/25/2011: VB FEE PAID BY CHECK	
				12/09/2011: APPLICATION FEE PAID BY VISA	
				12/22/2011: DSI Code Compliance Inspection Fee	
				Paid	
				12/23/2011: Sale Review Complete. Buyer: EMC	
				Investments, LLC. Building category repairs:	
				\$14,800.00. This dwelling will be rehabilitated as a	
				single-family home (see the Residential Use Affidavit	
				in the VB folder, Document tab) See Sale Review	
				document on VF folder SOLEYREI	
				12/23/2011: Permits may be issued only after the	
				new Code Compliance Report has been issued. RS	

12/27/2011: DSI Code Compliance Inspection Completed; Report Pending on 12/27/2011  
 01/03/2012: Code Compliance report processed. ml  
 02/21/2012: Building Permit Issued  
 02/22/2012: Plumbing/Gasfitting/Inside Water Piping Issued  
 02/28/2012: Electrical Permit Issued  
 03/15/2012: Mechanical Permit Issued  
 03/22/2012: Warm Air, Ventilation & General Sheet Issued  
 10/11/2012: \$1100 renewal registration fee due on Nov 10, 2012  
 10/25/2012: DSI Code Compliance Insp-Mech.: Approved  
 12/03/2012: Fee assessed 12/03/2012 and pending for 30 days, until 01/02/2013  
 03/22/2013: A new "Seeger-only" building inspection (\$125.00) is required before any additional permits may be issued. The building permit dated 2/21/12 will be canceled. RS  
 04/03/2013: \$125.00 "Seeger-only" building inspection received. LKK  
 04/08/2013: DSI Code Compliance Inspection Completed; Report Pending on 04/08/2013  
 04/08/2013: DSI Code Compliance Inspection Completed; Report Pending on 04/08/2013  
 04/09/2013: Building only Code Compliance Report sent. ml  
 04/10/2013: Building Permit Issued  
 04/26/2013: Plumbing/Gasfitting/Inside Water Piping Issued  
 04/26/2013: Electrical Permit Issued

Documents:

11/30/2010: Vacant Building - Code Compliance Report (DSI)  
 01/03/2012: Vacant Building - Code Compliance Report (DSI)

<p>10 921580 978                  VAC 00 CS CONWAY ST</p>	<p>vb 5/31/11                  TGW 11.14.11                  Mattresses and household debris dumped behind property.                  Wood Fence blew over not attached to line posts.                  11/15/2011 Cable hanging from tree in front yard.                  02/12/13 The property seems to be occupied. Possibly renting it out without a certificate of occupancy.                  03/19/2013 Increased activity, appears open to access.                  04/04/2013 People are residing in halfway house, they are</p>	<p>Complaint Date: 11/10/2010                  Initial Inspection: 11/10/2010                  VB Category 2 - Duplex                  Next Inspection on or after: 05/01/2013                  Inspector: 331                  Inspection Results (most recent first):                  04/24/2013: VB Monitoring (Recheck) Boarding/Securing (Summary Abatement)                  04/09/2013: VB Monitoring (Recheck)                  03/20/2013: VB Monitoring (Recheck)                  03/18/2013: VB Monitoring (Recheck)                  03/11/2013: VB Monitoring (Recheck) Other - Exterior (Abated)                  01/22/2013: VB Monitoring (Recheck) Other - Exterior (Unaddressed)                  01/14/2013: VB Monitoring (Recheck) Other - Exterior (Unaddressed)                  11/14/2012: VB Monitoring (Recheck) Other - Exterior (Unaddressed)                  10/12/2012: VB Monitoring (Recheck)</p>	<p>Under Review</p>
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throwing Other - Exterior (Orders)  
garbage in yard.  
Tenants been 09/12/2012: VB Monitoring (Recheck)  
living here for 2  
months 08/13/2012: Grass/Weeds (Abated)  
VB Monitoring (Recheck)  
Boarding/Securing (Abated)

08/06/2012: Grass/Weeds (Work Order)  
VB Monitoring (Recheck)  
Boarding/Securing (Work Order)

07/27/2012: Grass/Weeds (Summary Abatement-  
Comply By: 08/03/12)  
VB Monitoring (Recheck)  
Boarding/Securing (Summary Abatement-Comply  
By: 08/03/12)

06/13/2012: Grass/Weeds (Abated)  
VB Monitoring (Recheck)

05/14/2012: Grass/Weeds (Work Order)  
VB Monitoring (Recheck)

05/07/2012: VB Monitoring (Recheck)

04/11/2012: VB Monitoring (Recheck)

03/12/2012: VB Monitoring (Recheck)

02/06/2012: Garbage/Rubbish (In Compliance-No  
Action)  
Snow/Ice (In Compliance-No Action)  
VB Monitoring (Recheck)

01/30/2012: Garbage/Rubbish (Summary  
Abatement-Comply By: 02/06/12)  
Snow/Ice (Summary Abatement-Comply By:  
02/06/12)  
VB Monitoring (Recheck)

11/22/2011: Garbage/Rubbish (Abated)  
Accessory Structure (Abated)  
VB Monitoring (Recheck)

11/15/2011: Garbage/Rubbish (Summary  
Abatement-Comply By: 11/22/11)  
Accessory Structure (Summary Abatement-Comply  
By: 11/22/11)  
VB Monitoring (Recheck)

10/31/2011: VB Monitoring (Recheck)

09/27/2011: VB Monitoring (Recheck)

08/23/2011: VB Monitoring (Recheck)

07/14/2011: Garbage/Rubbish (In Compliance-No  
Action)  
Grass/Weeds (In Compliance-No Action)  
VB Monitoring (Recheck)

07/07/2011: Garbage/Rubbish (Summary  
Abatement-Comply By: 07/14/11)  
Grass/Weeds (Summary Abatement-Comply By:  
07/14/11)  
VB Monitoring (Recheck)



			06/02/2011: VB Monitoring (Recheck)	
			04/26/2011: VB Monitoring (Recheck)	
			03/15/2011: VB Monitoring (Recheck)	
			02/08/2011: VB Monitoring (Recheck)	
			01/07/2011: VB Monitoring (Recheck)	
			12/06/2010: VB Monitoring (Recheck) Boarding/Securing (Abated)	
			11/17/2010: VB Monitoring (Recheck) Boarding/Securing (Work Order)	
			11/10/2010: VB Monitoring (Recheck) Boarding/Securing (Summary Abatement-Comply By: 11/17/10)	
10 890308 000 00 PA	978 CONWAY ST	Cut all tall grass and weeds all yard and rear near alley.	Parks Summary Abatement Type: Tall Grass Entered on: 09/07/2010 Closed on: 09/13/2010	Closed
10 890307 000 00 PA	978 CONWAY ST	Remove garbage, furniture and refuse from rear yard and area near garage.	Parks Summary Abatement Type: Garbage Rubbish Entered on: 09/07/2010 Closed on: 09/13/2010	Closed
07 133405 000 00 PA	978 CONWAY ST	Please pick up couch in back at 978 Conway St.	Parks Summary Abatement Type: Garbage Rubbish Entered on: 08/17/2007 Closed on: 08/20/2007	Closed
07 031820 000 00 CO	978 CONWAY ST		Certificate of Occupancy Type: Residential 1 Unit Occupancy Type: Dwelling Units Residential Units: 1 Class: C Renewal Due Date: Mar 5, 2007 Paid In Full = No	Condemned/Vacant
			11/08/2010: Condemned/Vacant - 2	
			09/28/2010: Correction Orders	
06 247106 000 00 CO	978 CONWAY ST	NEVER TURNED INTO A SOBER HOUSE	Certificate of Occupancy Type: Residential Sober House Occupancy Type: Rooming Units Completed on: 10/25/2006	Razed
			Inspection Results (most recent first): 10/25/2006: Razed 1. Required Smoke Detector Affidavit SPLC 39.02(c) (Deficiency - 1st inspection) - Severity 9 2. Residential Occupancy Affidavit (Deficiency - 1st inspection) - Severity 9	
06 242084 S&C 00 E	978 CONWAY ST		Electrical Permit Type: Service & Circuits Residential Repair/Alter Issued Date: 10/10/2006 Final Date: 10/17/2006 Contractor: Double Check Enterprises, Inc Estimated Value: \$550.00	Finald
			Activity (most recent first): MAIN-Electrical Inspection: 10/17/2006: Final 10/13/2006: Advised	