



# APPLICATION FOR APPEAL

RECEIVED  
DEC 09 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  
(if cash: receipt number 337993)
- Copy of the City-issued orders or letter which  
are being appealed
- Attachments you may wish to include
- This appeal form completed

<b>YOUR HEARING Date and Time:</b>
Tuesday, <u>Dec. 14, 2010</u>
Time <u>11:00 a.m.</u>
<b>Location of Hearing:</b>
<u>Room 330 City Hall/Courthouse</u>

walk in

## Address Being Appealed:

Number & Street: 1949 Morgan Ave City: St. Paul State: MN Zip: \_\_\_\_\_

Appellant/Applicant: Jim Angle, Realty House Email jangle@therealtyhouse.com

Phone Numbers: Business 952-844-1583 Residence 763-208-3595 Cell N/A

Signature: [Signature] Date: 12/9/10

Name of Owner (if other than Appellant): Bank of America c/o Jim Angle Realty House

Address (if not Appellant's): 5120 Edina Industrial Blvd.

Phone Numbers: Business 952-844-1583 Residence 763-208-3595 Cell \_\_\_\_\_

## What Is Being appealed and why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/  
Revocation of Fire C of O Defeciency list is made of minor items
- Summary/Vehicle Abatement \_\_\_\_\_
- Fire C of O Deficiency List \_\_\_\_\_
- Fire C of O: Only Egress Windows \_\_\_\_\_
- Code Enforcement Correction Notice \_\_\_\_\_
- Vacant Building Registration Building is professionally managed, heat is on
- Other plumbing winterized and water turned off in street
- Other as pre-caution. Owner intends to sell the building
- Other in the next 1 to 3 months.

**Jim Angle**

**From:** Matt Dornfeld [Matt.Dornfeld@ci.stpaul.mn.us]  
**To:** Jim Angle  
**Cc:**  
**Subject:** 1949 Morgan/Condemnation letter  
**Attachments:**

**Sent:** Thu 12/9/2010 7:57 AM

November 30, 2010

CHRISTOPHER C ALBERTSON  
5025 WILLIAM AVE  
EDINA MN 55436

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

RE: 1949 MORGAN AVE  
Ref. # 110401

Dear Property Representative:

Your building was inspected on November 29, 2010.

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.

The following deficiency list must be completed or the building vacated by the re-inspection date.

A reinspection will be made on or after January 3, 2011.

**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 - 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.-Scrape and remove chipped and peeling paint. Repaint in a professional manner.
2. Front steps - 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 steps in an approved manner

3. Interior - SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
4. SPLC 34.14 (2), 34.34 (5) - Provide an approved water service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-It has been reported that water service has been shutoff. Failure to restore services may result in condemnation.
5. SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
6. 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.
7. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
8. SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Immediately restore services or vacate property.

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 the original orders.

If you have any questions, email me at: [rick.gavin@ci.stpaul.mn.us](mailto:rick.gavin@ci.stpaul.mn.us) or call me at 651-266-8994. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Rick Gavin  
Fire Inspector  
Ref. # 110401

cc: Housing Resource Center



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

651-266-8989

651-266-1919

[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

December 02, 2010

Christopher C Albertson  
1949 Morgan Ave  
St Paul MN 55116-2741

## VACANT BUILDING REGISTRATION NOTICE

The premises at **1949 MORGAN 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 January 02, 2011.**

### **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, Dennis Senty,  
at 651-266-1930 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, Dennis Senty, at 651-266-1930.

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: ds  
vb\_registration\_notice 06/10