



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 29 2015

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 794182)
 - 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

<p>HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>June 9, 2015</u></p> <p>Time <u>11:30 AM</u></p> <p>Location of Hearing: Room 330 City Hall/Courthouse</p>

Address Being Appealed:

Number & Street: 839 Edmund Ave City: Saint Paul State: MN Zip: 55104

Appellant/Applicant: David Edward Jacobowitz Email: Davidjacobowitz@yahoo.com

Phone Numbers: Business _____ Residence _____ Cell 651-890-2382

Signature: David Jacobowitz Date: May 28, 2015

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

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.) _____



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

330

May 28, 2015

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

David E Jacobowitch
839 Edmund Ave
St Paul MN 55104-2731

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **839 EDMUND AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **May 27, 2015** and ordered vacated no later than **June 10, 2015**.

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

"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."

**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. Sec. 34.23 – (7c) – **Unsanitary conditions.** Whenever the dwelling unit, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, unclean fixtures, accumulation of garbage, refuse or combustibles, or otherwise, is determined by the enforcement officer to be unsanitary, unfit for occupancy or in such an unsound condition that is likely to cause or harbor sickness or disease. **Animal urine in a puddle on the floor in front of the basement door. Strong and pungent odor/smell coming from inside the house.**
2. Sec. 34.23 – (8) – Whenever, in the opinion of the enforcement officer, a residential property is deteriorated or dilapidated or unsanitary to the extent that a major rehabilitation is necessary or the condition at the initial inspection prohibits the inspector from making a complete or comprehensive inspection, the inspector may require a code compliance inspection. If the property is condemned as “unfit for human habitation,” full compliance with the code compliance inspection may be required before re-occupancy is allowed. **Condemnation placard was posted due to sanitation, odor and smell coming from inside the house and the multiple code violation inside and outside the residential property.**

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

2. **ANIMAL FECES:** Immediately remove and properly dispose of all animal feces from the yard or lot. Animal feces should be removed on a daily basis so as not to constitute a nuisance. Maintain the property in a clean condition at all times. **Clean up and remove the dog feces from the back yard.**
3. **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. **Remove puddle of urine in front of the basement door, clean and sanitize kitchen floor, walls and all appliances throughout, remove all animal hair throughout the house, properly dispose of all trash and refuse throughout interior and exterior of the property, clean and sanitize basement floor due to leaking floor drain, clean and sanitize all toilets throughout the house, remove standing water inside wash sink in the basement, clean and remove all food or other stains throughout walls on main floor.**
4. **Reconnect disconnected basement wash sink.**
5. **Hire a licensed plumber to repair clogged basement floor drain.**
6. **Finish repairing 2nd floor bathroom wall outlet. All wiring must be inside of wall between bathroom and stairwell.**
7. **Repair leaking 2nd floor bathroom piping underneath sink.**
8. **Install missing handrail leading down basement staircase.**
9. **Remove deteriorated ceiling insulation along basement ceiling.**

10. The interior walls are defective. Repair all wall defects and finish in a professional manner. **Repair holes in kitchen walls.**
11. The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner. **Repair big hole in kitchen ceiling.**
12. **Remove flexible dryer vent and continue with solid venting coming from inside the basement wall.**
13. **Install missing framing around interior main floor south entry/exit door.**
14. **Daisy chaining power strips between south entry hallway and living room.**
15. **IMMEDIATELY REMOVE HAND HELD PROPANE TANKS BEING STORED IN LIVING ROOM ON BOTTOM SHELF OF CABINET.**
16. **Repair loose railing along south exterior lower staircase.**
17. **Repair all holes, missing or frayed screens throughout exterior of house.**
18. The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner. Permit may be required. **Replace cracked north inner dining room window.**

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) 266-8688. 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, Sean Westenhofer, at 651-266-1924. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Sean Westenhofer
Enforcement Officer

sw

c: Posted to ENS

uhh60103 4/11