



# 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  
OCT 17 2017  
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 \_\_\_\_\_)
  - 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

<b>HEARING DATE &amp; TIME</b> (provided by Legislative Hearing Office) Tuesday, <u>October 24</u>
Time <u>2:30 p.m.</u>
Location of Hearing: Room 330 City Hall/Courthouse

### Address Being Appealed:

Number & Street: 505 Forest City: St. Paul State: Mn. Zip: 55106

Appellant/Applicant: FLOYD JOHNSON Email: N.A.

Phone Numbers: Business \_\_\_\_\_ Residence 651-771-8000 Cell 651-276-8000

Signature: Floyd Johnson Date: 10-16-17

Name of Owner (if other than Appellant): \_\_\_\_\_

Mailing Address if Not Appellant's: 1726 E. Iowa ave St. Paul, Mn. 55106

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

See Attached letter.

Other (Fence Variance, Code Compliance, etc.)

Vacant Building registration fee of \$2127.00

Revised 8/11/2014

Thank you  
J.M.D.

October 17, 2017

Re: Appeal of placing 505 Forest Street on the vacant building list

To whom this may concern:

I am the owner of 505 Forest Street and I had tenants renting the home from me. The tenants were very messy and were basically Hoarders. I went over several times to tell them to start cleaning up and remove garbage.

Towards the end of the tenants' occupancy, the City Fire Inspector visited the home and notified me of missing smoke detectors. I had smoke detectors in the home but apparently the tenants took them down. I immediately went to the home to replace them.

When the inspector visited, he was also concerned with the amount of stuff in the home and the fact that ~~the~~ the tenants was disabled. The City paid for a dumpster and ordered the tenants to start cleaning up.

During this time, I put this property up for sale on 7/21/17. I gave the tenants notice to vacate since they were not allowing showings by perspective buyers.

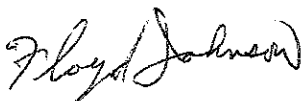
The tenants did remove a large amount of personal property but then moved out on October 1st .

After the tenants vacated the home I went immediately to check on the home. I hauled metal out to the curb when a city inspector showed up. He said, "You know, if that stuff is still there later today, the city will charge you a big fee to remove it." I told the inspector someone would take the scrap metal before the end of the day. The inspector left and within 30 minutes, a passerby stopped and took it all while I was still at the home.

I also transferred utilities back into my name. Two days later I went to the home and hauled garbage out to the curb for pick up. When I got home, I realized I had the wrong garbage day. I went to the home the next day and hauled all the garbage back inside.

On 10/04/17, I received an offer on the property an accepted it. On 10/9/17 the buyers contacted my Real Estate agent to tell her that the city posted a vacant building placard.

I feel this is very unfair as I complied with every request the city made and was maintaining the home.



Floyd Johnson  
651-276-8000



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-1919  
[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

October 09, 2017

Floyd M Johnson  
1726 Iowa Ave E  
St Paul MN 55106-1334

## VACANT BUILDING REGISTRATION NOTICE

The premises at **505 FOREST ST** 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 by law to register this building with the Department of Safety and Inspections, Vacant Building 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 **\$2,127.00**. 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 November 09, 2017 .**

### **Do Not Mail Cash**

If you wish to pay in person, you may do so from 8:00am to 4:00pm 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 City Clerk's Office by calling (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 date of this letter, 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 , Tom Friel, at 651 -266 -1906 to find out what must be done before this building can be legally reoccupied.**

The Enforcement Officer may declare this building 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 Office 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 District Inspector, Tom Friel, at 651 -266 -1906.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner  
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: tf  
vb\_registration\_notice 11/14



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

October 2, 2017

Floyd M Johnson  
1726 Iowa Ave E  
St Paul MN 55106-1334

### **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 505 FOREST ST  
Ref. # 101687

Dear Property Representative:

Your building was determined to be a registered vacant building on October 2, 2017. 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. Through out house - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-
2. Throughout house - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Replace the carpeting.
3. Throughout houseH - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings. Paint the wall. Patch the holes and/or cracks in the walls.
4. Provide the inspector with a completed and signed Residential Occupancy Affidavit.-

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

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: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [james.thomas@ci.stpaul.mn.us](mailto:james.thomas@ci.stpaul.mn.us) or call me at 651-266-8983 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Thomas  
Fire Inspector

Ref. # 101687