



APPLICATION FOR APPEAL

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OCT 27 2011

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 _____)
- 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

YOUR HEARING Date and Time:

Tuesday, 11-8-11

Time 11:00 a.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 934 Juno Avenue City: St. Paul State: MN Zip: 55101

George Warner (attorney for owner) george@warnerlawmn.com
Appellant/Applicant: _____ Email _____

Phone Numbers: Business 952-922-7700 Residence _____ Cell _____

Signature: _____ Date: _____

Name of Owner (if other than Appellant): Hassan Tetteh, M.D.

Address (if not Appellant's): c/o Warner Law, LLC, 120 S. 6th St. Mpls, MN 55402

Phone Numbers: Business 952-922-7700 Residence _____ Cell _____

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O

See accompanying correspondence.

- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other



October 26, 2011

VIA FIRST CLASS US MAIL

Saint Paul City Clerk
Attn: Application for Appeal
310 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102

Re: 934 Juno Avenue / Hassan Tetteh, M.D.

Dear Clerk:

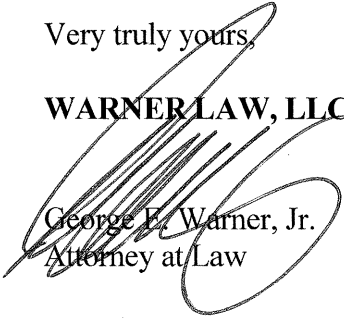
I represent Dr. Tetteh, the owner of the above-referenced property. I respectfully request a hearing to appeal the Department of Safety and Inspections' revocation of the Certificate of Occupancy and Order to Vacate (see enclosed). My completed Application for Appeal and the accompanying fee are also enclosed.

Dr. Tetteh is a battle surgeon currently on active duty in the United States military. He is serving in Afghanistan and only recently learned of the revocation. The property in question was previously in foreclosure and being occupied without Dr. Tetteh's consent. I successfully evicted the tenant (see enclosed) and am working to undo the foreclosure. We believe many of the code violations flowed from the former tenant's actions/inactions. Dr. Tetteh's agents have been diligently working to correct these deficiencies since his eviction.

Dr. Tetteh hopes to successfully rehabilitate the property, as quickly and efficiently as possible, to the obvious benefit of the City. After speaking with City staff, it is our hope to do this outside the Category II – Code Compliance Process. I look forward to presenting this appeal to the appropriate City staff. My thanks in advance for your assistance with this matter.

Very truly yours,

WARNER LAW, LLC



George E. Warner, Jr.
Attorney at Law

GEW/ms

cc: Client (w/enc.)

State of Minnesota
Ramsey County

District Court
Second Judicial District

File Number: 62-HG-CV-11-2200

Hassan Tetteh vs John Starbuck, John Doe, Mary
Roe

Decision and Order

This case was heard by the undersigned Referee of District Court on August 12, 2011.

Parties and Participant(s) Present:

Hassan Tetteh, Plaintiff, not present
John Starbuck, Defendant, not present

GEORGE WARNER, Attorney, present

Additional Parties Present:

THE COURT FINDS AND ORDERS THAT:

- the allegations of the complaint are true / not true.
 the tenant has breached lease as follows:
 the parties have reached a settlement as follows: ; OR
 upon compliance and filing of affidavit this case may be expunged.
 the statutory covenants of habitability have been breached as follows: ; OR
 Dismissed for non-appearance / by motion / for payment.
 other:
 Plaintiff is entitled to recovery of the property plus filing fees and service costs paid for this court action.

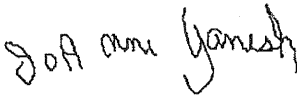
THE WRIT OF RECOVERY:

- issued immediately
 issued after children/other hardship
 issued if any of the above settlement conditions are not met

The foregoing shall constitute the entry of the order of the Court.

Let Judgment Be Entered Accordingly.

Dated: August 12, 2011



Jo Anne M. Yanish, Referee

Judge of District Court



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

July 28, 2011

HASSAN TETTEH
1769 LEXINGTON AVE N BOX 316
ROSEVILLE MN 55113-6522

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 934 JUNO AVE

Dear Property Representative:

Your building was determined to be a registered vacant building on July 28, 2011. 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. Front steps - SPLC 34.09 (2) 34.32 (2) - Provide an approved handrail. The top of the handrail must be between 34 and 38 inches above the treads and run the entire length of the stair.
2. MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
3. SPLC 34.14 (2), 34.34 (5) - Provide an approved electrical service adequate to meet the buildings needs. This work may require a permit(s), call DSI at (651) 266-9090.-Failure to restore services has resulted in condemnation.
4. SPLC 34.14 (2), 34.34 (5) - Provide an approved gas service adequate to meet the buildings needs.-Failure to restore services has resulted in condemnation.
5. SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.
6. 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.

7. SPLC 33.05 - Uncertified portions of the building must not be occupied until inspected and approved by this office.
8. 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.
9. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.

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 this order.

If you have any questions, email me at: rick.gavin@ci.stpaul.mn.us or call me at 651-266-8994 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Rick Gavin
Fire Inspector