



City of Saint Paul

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Master

File Number: ALH 10-161

File ID: ALH 10-161	Type: Appeal-Legislative Hearing	Status: Filed
Version: 1	Contact Number:	In Control: Legislative Hearings
		File Created: 10/03/2010
File Name: 336 Fuller Avenue		Final Action: 10/05/2010

Title: Appeal of Brad Smith to a Vacant Building Registration Notice at 336 Fuller Avenue. (Ward 1)

Notes:

Agenda Date: 10/05/2010

Indexes: Fire C of O Letter; Vacant Building Registration; Vacate Order; Ward - 1

Sponsors: Carter III

Enactment Date:

Attachments: 336 Fuller Ave.Appeal.9-30-10.pdf, 336 Fuller Ave.VB Registration Ltr.8-18-10, 336 Fuller Ave.Photos.8-18-10, 336 Fuller Ave.Fire C of O Revocation Ltr.6-3-10, 336 Fuller Ave.Fire C of O Revocation Ltr.6-28-10

Financials Included?:

Contact Name:

Hearing Date:

Entered by: marcia.moermond@ci.stpaul.mn.us

Ord Effective Date:

Approval History

Version	Date	Approver	Action
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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	10/05/2010	Referred Under Master Resolution				
	Action Text:		Referred Under Master Resolution				
	Notes:		<i>Fire and Vacant Building inspectors will meet at the property, assess the condition and refer as appropriate</i>				
			<i>Appellant Brad Smith appeared.</i>				
			<i>Inspector Dornfeld gave a staff report. He said Inspector Martin had conducted an inspection for the Fire Certificate of Occupancy (C of O) on June 28 and reported 19 deficiencies. The deficiencies weren't corrected by the August 13 deadline and the C of O was revoked. A Category 2 Vacant Building file was opened by Inspector Senty on August 17. Mr. Dornfeld referred Ms. Moermond to file</i>				

photographs and read from Inspector Senty's notes that the house was unoccupied and opened for a worker, most of the exterior had been painted, the front porch was settling and the steps and deck were uneven. The house had been placarded and Inspector Senty had explained the vacant building status and appeal process to the worker.

Ms. Moermond noted that the vacant building registration was addressed to Billie Jo Erickson. Mr. Smith said that was his wife.

Mr. Smith said the former tenants had planned to buy the property but been unable to obtain financing, and it had taken three months to get them out. He said the person who had been working at the house had given him the vacant building information but not the information about the ten day deadline for appeals.

Ms. Moermond said there was a vacant building fee and Code Compliance inspection in play. Mr. Smith said he had requested an inspection after completing the repairs, and hadn't been aware of the \$1100 fee. He said it was a nice house and he would be more than happy to have it inspected. He said he was planning to sell it.

Ms. Moermond asked whether water service had been restored. Mr. Smith said it hadn't but could be at any time.

Ms. Moermond said the building did fit the definition of a vacant building, and the two issues at hand were the fee and whether a C of O or Certificate of Code Compliance would be required for occupancy. She said the amount of the fee would depend upon how long the building remained vacant. She noted that not too much time had passed since the C of O inspection. Mr. Smith said everything from that inspection had been corrected.

Ms. Moermond asked whether Inspector Martin could take a look at the list so the category of the building could be decided. Mr. Urmann checked online for a photo file from the C of O inspection; Ms. Moermond said she had reviewed the photos but a determination could not be made based on the photos. She said that since the C of O had been revoked, the inspection should be charged as a full inspection. She asked that Fire and Vacant Building inspectors meet at the property, assess the condition, and refer as appropriate. She clarified for Mr. Smith that if the deficiencies had been corrected, the status would be changed to Category 1 and the Certificate of Code Compliance would not be required.

Text of Legislative File ALH 10-161

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[Enter Summary Here]

House is not abandoned. See attachment.