

RLH VBR 21-64



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

SEP 17 2021

We need the following to process your appeal: CITY CLERK

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number #1247)
- Copy of the City-issued orders/letter being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In / Emailed 9/13
for abatement orders only: Email OR Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, OCT. 5, 2021
Time 1:30 — 2:30 p.m.
Location of Hearing:
Teleconference due to Covid-19 Pandemic

Address Being Appealed:

Number & Street: 1182 Reaney Ave E City: St Paul State: MN Zip: 55106

Appellant/Applicant: 1182 Reaney LLC Email info@thecornerstonecollective.com

Phone Numbers: Business 612-440-2312 Residence _____ Cell 608-381-5151

Signature: *Chris Bjorling* Date: 9/10/2021

Name of Owner (if other than Appellant): Chris Bjorling

Mailing Address if Not Appellant's: 1330 Lagoon Ave, 4th Floor, Minneapolis, MN 55408

Phone Numbers: Business 612-440-2312 Residence _____ Cell 608-381-5151

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 We are in the process of evicting the problem tenant causing rental inspection issues. Eviction Order attached _____
- Other (Fence Variance, Code Compliance, etc.) _____

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement



CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

September 02, 2021

1182 Reaney Llc
1330 Lagoon Ave 4th Flr
Minneapolis MN 55408-5057

Customer #:1671651

Bill #: 1599862

VACANT BUILDING REGISTRATION NOTICE

The premises at **1182 REANEY 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 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.

Payment must be received by October 02, 2021 .

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS

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

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 the above address.

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 , Matt Dornfeld, at 651- 266- 1902 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, Matt Dornfeld, at 651- 266- 1902.

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: md
vb_registration_notice 11/14

State of Minnesota
Ramsey County

District Court
Second Judicial District

File Number: **62-HG-CV-21-323**

1182 Reaney LLC vs Kaitlyn E. Wood, Mario L. Lazarde, Larissa Washington, Davion Lazarde

Decision and Order

This case was heard by the undersigned Referee of District Court on September 07, 2021.

Parties and Participant(s) Present:

1182 Reaney LLC, Plaintiff, present
Davion Lazarde, Defendant, not present
Kaitlyn Wood, Defendant, present
Larissa Washington, Defendant, not present
Mario Lazarde, Defendant, not present

BRYAN HUNTINGTON, 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: 1. Defendants shall vacate the premises no later than November 7, 2021, at 11:59 p.m. If Defendants fail to vacate and/or fail to timely remove all personal property, Plaintiff or its agent may file a letter with the court, without prior notice to defendants, and a writ shall issue.

2. All communications from landlord or landlord's agent(s) shall be responded to within twenty-four (24) hours.

3. All requests to inspect the premises shall be approved within twenty-four (24) hours of when the request was made. Failure to respond or approve the inspection shall constitute a breach of this agreement. If this condition is breached, landlord or its agent may file a letter with the court, without prior notice to tenant, and a writ shall issue.

4. Should any government authority inspect the premises and conclude that there are outstanding code violations (for example, building or fire code), that shall be a breach of this agreement. If this condition is breached landlord or its agent may file a letter with the court, without prior notice to defendants, and the court shall issue a writ. ; OR per settlement agreement filed into the court today. This agreement shall be incorporated into this order.

upon compliance and filing of affidavit this case may be expunged.

the statutory covenants of habitability have been breached as follows: ; OR

Expunge case immediately OR 15 day stay.

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 if any of the above children/other hardship

settlement conditions are not met

issued if any of the above settlement conditions are not met

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

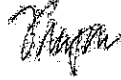
Let Judgment Be Entered Accordingly.

Dated: September 07, 2021



Clydale, Elizabeth (Referee)
Sep 7 2021 2:49 PM

Recommended by Referee



Gilligan, Thomas(Judge)
Sep 7 2021 4:52 PM

Judge of District Court

I hereby Certify that the above Order Constitutes the entry of Judgment of the court.

Michael F. Upton, Court Administrator

Deputy

Date



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

August 31, 2021

Josh Brook
Wits Property Management
1330 LAGOON AVE
MINNEAPOLIS MN 55408USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1182 REANEY AVE
Ref. # 125922

Dear Property Representative:

Your building was determined to be a registered vacant building on August 31, 2021. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy. A inspection will be made on September 10, 2021 at 3:00P.M.

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. BASEMENT - Downstairs unit basement stairway - SPLC 34.10 (3), 34.34(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. Basement - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-
3. Downstairs Unit - THROUGHOUT - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-
4. Downstairs Unit - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.-Remove all storage from landing leading to basement

5. Downstairs Unit - SPLC 34.16 (2) - Properly dispose all of your garbage in the owner-provided containers.-
6. Fence - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and FENCES shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-
7. Rear stairway Upstairs Unit - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path..-Remove all storage boxes etc from landing
8. UPSTAIRS LANDINGS - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path..-REMOVE ALL STORAGE FROM ALLLANDINGS
9. MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work SHALL require a permit(s). Call DSI at (651) 266-8989.-

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 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 Safety Inspector

Ref. # 125922



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

August 5, 2021

Josh Brook
Wits Property Management
1330 LAGOON AVE
MINNEAPOLIS MN 55408USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1182 REANEY AVE
Ref. # 125922

Dear Property Representative:

Your building was inspected on August 5, 2021, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code. A reinspection will be made on August 31, 2021 at 2:00P.M. or the property vacated September 10, 2021.

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

DEFICIENCY LIST

1. BASEMENT - Downstairs unit basement stairway - SPLC 34.10 (3), 34.34(2) - Provide a n 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. Basement - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-
3. Downstairs Unit - THROUGHOUT - SPLC 34.08 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-
4. Downstairs Unit - MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path..-Remove all storage from landing leading to basement

5. Downstairs Unit - SPLC 34.16 (2) - Properly dispose all of your garbage in the owner-provided containers.-
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If you have any questions, email me at: 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 Safety Inspector

Ref. # 125922

9/10/2021

These documents were e-mailed in, but including hard copies with our \$25.00 check.

Thank you!

Chris Bjorling

608-381-5151

info@thecornerstonecollective.com