



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

SEP 13 2024

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

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 & any attachments you may wish to include

Walk In Mail Email

Appeal taken by: Naylor

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, October 1, 2024

Location of Hearing:

Telephone: you will be called between 1:00 p.m. & 3:00 p.m.

In person (Room 330 City Hall) at: _____

(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 1024 MINNEHAHA City: ST PAUL State: MN Zip: 55106

Appellant/Applicant: ZOLTAN PUSENYAK Email zpusenyak@yahoo.com

Phone Numbers: Business _____ Residence _____ Cell 612-508-7991

Signature: [Handwritten Signature] Date: 11/13/24

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 45 CENTER RD, CIRCLE PINES 55014

Phone Numbers: Residence _____ Cell _____

What is being appealed and Why? Attachments Are Acceptable

Vacate Order/Condemnation/Revocation of Fire C of O

I DON'T THINK ITS JUSTIFIED

Summary/Vehicle Abatement

I WAS ABROAD IN THE

Fire C of O Deficiency List/Correction

SUMMER FOR MTINCHURCH

Code Enforcement Correction Notice

WEDDING

Vacant Building Registration

Other (Fence Variance, Code Compliance, etc.)



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

September 06, 2024

Zoltan Pusenyak
45 Center Rd
Circle Pines MN 55014-1647

Customer #:1604613

Bill #: 1893351

VACANT BUILDING REGISTRATION NOTICE

The premises at **1024 MINNEHAHA AVE E** 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 **\$2,459.00**. 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 06, 2024 .

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 , Daniel Hesse, at 651- 252- 8293 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, Daniel Hesse, at 651- 252- 8293.

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: dh
vb_registration_notice 11/14



SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

September 12, 2024

Zoltan Pusenyak
45 Center Rd
Circle Pines MN 55014-1647

Dear Interested Party:

1024 MINNEHAHA AVE E is a Registered Vacant Building that requires a Code Compliance Inspection per the City of St. Paul's Vacant Building Statute (Chapter 43). **This dwelling cannot be occupied without a Certificate of Code Compliance. Violation of the Vacant Building Statute (Chapter 43) will result in the issuance of a criminal citation.** See <https://www.stpaul.gov/departments/safety-inspections/vacant-buildings> for further information.

THE VACANT BUILDING REGISTRATION FORM AND FEE MUST BE RECEIVED BY THE VACANT BUILDING PROGRAM BEFORE DSI WILL ISSUE ANY PERMITS.

Written permission from the City of Saint Paul is required before a Category 2 or Category 3 Vacant Building can be sold. Requirements which must be met for Category 2 Vacant Buildings include: 1) register/re-register the building; 2) pay all outstanding fees; 3) obtain a code compliance inspection; 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. In addition to meeting all 6 (six) of these requirements, a Category 3 Vacant Building must obtain a **Certificate of Occupancy** or a **Certificate of Code Compliance** prior to the sale of the building. If you have any questions, please contact me at the number below.

PROPERTIES WHICH ARE SUSPECTED TO BE ILLEGALLY OCCUPIED ARE SUBJECT TO RANDOM INSPECTIONS ANY HOUR OF DAY/NIGHT.

Sincerely,

Daniel Hesse
651-252-8293
Vacant Buildings Code Enforcement Officer

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8585. You must submit a copy of this Order with your appeal application.

*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within such 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.



September 4, 2024

Zoltan Pusenyak
45 Center Rd
Circle Pines MN 55014-1647

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1024 MINNEHAHA AVE E
Ref. # 120736

Dear Property Representative:

Your building was determined to be a registered vacant building on September 4, 2024. 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. Back - Bedroom - MN Stat. 299F.362, MSFC 1103.8 - Smoke alarms must be installed in same locations as originally installed. Power supply must be the same as the smoke alarms being replaced. -Missing smoke alarm - no 24 hour reinspect as there is a working hard-wired combination alarm in the hallway directly outside the bedroom door
2. Basement - Utility Sink - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. -Water dripping from drain line
3. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew. -Floor is wet and there is a musty odor
4. Bathroom - Sink - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. - Flex drain line is not approved

5. Bathroom - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code. -GFCI outlet has open neutral
6. Bathroom - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. -Mold like substance on window frame and trim
7. Bathroom - SPLC 34.10 (4), 34.34 (3) - Provide a bathroom floor impervious to water to permit such floor to be easily kept in a clean and sanitary condition-Seal around tub and walls damaged or missing
8. Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Missing multiple tiles on walls - mold like substance on walls - seal between tub surround and wall cracked, chipped, and peeling
9. Bathroom - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Mold like substance - bubbling paint
10. Exterior - Left of Front Door - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-GFCI outlet does not have a cover to protect from the elements.
11. Exterior - Parking Surface - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-Parking surface next to garage is just dirt, mud, and has large holes.
12. Exterior - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. -Several damaged siding panels, holes in panels, and trim boards - cracked, chipped, and peeling paint on siding, window trim, and door trim
13. Front Entrance - Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door frame has cracked, chipped, and peeling paint - door frame damaged in door latch area - missing latch and deadbolt catch plates

14. Garage - 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. -1.) Several broken/deteriorating panels on exterior of garage, holes in panels, trim boards, and soffit 2.) Cracked, chipped, and peeling paint throughout garage, trim, and both doors 3.) Door frames water damaged boards
15. Kitchen - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. -Stove missing control knobs
16. Side Entrance - Door - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Door does not seal completely, can see daylight in areas around door, and bottom seal is damaged and loose portion on floor inside doorway
17. SPLC 34.19 - Provide access to the inspector to all areas of the building. -Allow access to perform the Fire Certificate of Occupancy inspection
18. SPLC Sec. 40.06. - Suspension, revocation, and denial; (3) If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations-Revoked for but not limited to long term non-compliance of making corrections from previous inspections on March 21, 2024, April 22, 2024, May 24, 2023, July 1, 2024, August 5, 2024, August 21, 2024, and September 4, 2024
19. SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. -Shingles bubbling and peeling up - asphalt surface of shingles washing away and showing signs of wear - soffit boards water damaged with chipped, cracked, and peeling paint - holes in soffit boards
20. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.

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: Daryl.Chute@ci.stpaul.mn.us or call me at

651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 120736