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SEP 29 2022

CITY CLERK

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

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

HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>OCTOBER 4th</u>
Time <u>2:00pm</u>
Location of Hearing: <u>Room 330 City Hall/Courthouse</u>

Address Being Appealed:

Number & Street: 1008 Case Ave City: Saint Paul State: MN Zip: 55106

Appellant/Applicant: KBD Investments LLC Email: lindseykbd@gmail.com

Phone Numbers: Business 6516452015 Residence _____ Cell _____

Signature: _____ Date: 09/24/2022

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 877 White Bear Ave N #2, Saint Paul, MN 55106

Phone Numbers: Business 651-645-2015 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
- Other (Fence Variance, Code Compliance, etc.)

Comments:

We are aware of the moister issue and have done many things to try and resolve it. Our next step is to add a sump pump system in the basement. It is unrealistic to do that type of heavy consturciton while the current tenant is living there(large family with 9 kids) The tenant has been non-renwed prior to the fire inspection and will be moved out by 10/31/2022. Once the tenant is moved out I can install the sump pump system and plan on selling the home due to the cost of the project. I explained this situation to the fire inspector and he suggested I file an appeal.



September 14, 2022

Kbd Investments Llc
877 White Bear Ave N # 2
St Paul MN 55106-4303

CORRECTION NOTICE - RE-INSPECTION COMPLAINT

RE: 1008 CASE AVE
Ref. # 116237

Dear Property Representative:

A re-inspection was made on your building on September 14, 2022, in response to a complaint. You are hereby notified that the following deficiencies must be corrected prior to re-inspection date. A reinspection will be made on October 3, 2022 at 12Noon.

Failure to comply may result in a criminal citation or the revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Basement - SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.-
2. SPLC 34.09 (2)(a), 34.33 (1)(a) - Provide and maintain foundation elements to adequately support this building at all points.-

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 the original orders.

If you have any questions, email me at james.thomas@ci.stpaul.mn.us or call me at 651-266-8983 between 7:30 a.m -9:00 a.m.

Please help to make Saint Paul a safer city in which to live and work.

Sincerely,

James Thomas
Fire Safety Inspector

Ref. # 116237



KBD Investments LLC

NOTICE OF NON-RENEWAL OF LEASE

Resident Name: Jeweladonna Haggins

Date: 08/30/2022

Address: 1008 Case Ave E, Saint Paul, MN 55106

Jeweladonna,

Your lease has expired, at this time you do not have the option to renew your lease. This is your 60 days' notice. Please vacate the property/unit no later than **10/31/2022 by 5pm.**

Rent is expected to still be paid on time for the next two months to avoid any eviction proceedings. Your residence must be clean and in good condition with the exception of normal wear and tear to receive any refund of your security deposit. The amount of your security deposit that will be refunded will be determined after the property/unit is examined. An accounting of your deposit will be sent to your new address within 21 days after you vacate the property/unit.

Once you have vacated the property/ unit please drop your keys off at the office (leaving in the rent mailbox is fine) and also include your forwarding address.

THIS NOTICE OF TERMINATION IS GIVEN PURSUANT TO APPLICABLE LAW AND IN NO WAY IMPAIRS ANY OF THE OTHER REMEDIES OR RIGHTS OF THE LANDLORD UNDER THE LEASE AGREEMENT OR UNDER APPLICABLE LAW.

Thank you in advance for your cooperation.

Sincerely,

Management
KBD Investments, LLC
877 White Bear Ave N. #2
Saint Paul, MN 55106
Ph. 651-645-2015
Fax 651-647-4306