APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
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CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- ☐ $25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number waived)
- ☒ 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, December 12, 2024
Location of Hearing:

- ☐ **Telephone:** *you will be called between* _____ & _____
- ☒ **In person** *(Room 330 City Hall)* **at:** 9:00 a.m.
  (required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 973 FrontAve City: St.Paul State: MN Zip: 55103

Appellant/Applicant: Amber Thornell Duncan Email magicanber@aol.com

Phone Numbers: Business _____ Residence _____ Cell 651-592-3697

Signature: [signature] Date: 12/11/24

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

What is being appealed and why? Attachments Are Acceptable

- ☒ Vacate Order/Condemnation/ Revocation of Fire C of O — House was cleaned but furnace people refused to come out until Dsi said it was safe to come work in house. I just want to fix my furnace.
- ☐ Summary/Vehicle Abatement
- ☐ Fire C of O Deficiency List/Correction
- ☐ Code Enforcement Correction Notice
- ☐ Vacant Building Registration
- ☐ Other (Fence Variance, Code Compliance, etc.)

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

RLH VO 24-37

December 10, 2024

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE

Amber R Duncan
973 Front Ave
St Paul MN 55103-1351

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **973 FRONT AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **December 10, 2024** and ordered vacated no later than **December 11, 2024 at 12pm.**

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, *Vacation of Structure or Unit*:

> **"Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned."**

THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL; DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT.

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. SPLC 34.23. - **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home has gross unsanitary conditions. Inspector found the home filled with mice feces, overwhelming smell of cat urine, and flies, counters cluttered, rotting food, egress windows blocked, small walking path throughout the home. This is also a fire hazard due to the excessive combustibles.

   PROPERTY IS CONDEMNED DUE TO, BUT NOT LIMITED TO, NO HEAT, EXCESSIVE CLUTTER AND SANITATION ISSUES, AND LACK OF REQUIRED SPACE FOR SLEEPING ROOMS.

2. SPLC 34.15. - **CARBON MONOXIDE ALARM:** Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions.

   THERE IS NO CARBON MONOXIDE ALARM ON THE MAIN FLOOR.

3. SPLC 45.03. - **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials.

4. SPLC 34.11. - **HEATING FACILITIES:** Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees Fahrenheit.

   IMMEDIATELY REPAIR THE FURNACE AND PROVIDE PERMANENT HEAT FOR THE PROPERTY.

5. SPLC 45.03. - **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage.

6. SPLC 34.15. - **SMOKE DETECTOR:** The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time. Immediately provide and maintain a smoke detector located outside each sleeping area.

   THERE IS NO SMOKE ALARM ON THE MAIN FLOOR. IMMEDIATELY PROVIDE A SMOKE ALARM.

7. SPLC 34.13. - **SLEEPING ROOMS:** REQUIRED SPACE FOR SLEEPING ROOMS. Discontinue use of room for sleeping purposes or provide a minimum gross floor area of 70 square feet for one occupant.

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact the Inspector, David Smith, at 651-266-8995. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

David Smith
Enforcement Officer