



APPLICATION FOR APPEAL

RECEIVED
NOV 17 2011
CITY CLERK

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

The City Clerk needs the following to process your appeal:

- ☒ \$25 filing fee payable to the City of Saint Paul
(if cash: receipt number _____)
- ☒ Copy of the City-issued orders or letter which
are being appealed
- ☒ Attachments you may wish to include
- ☒ This appeal form completed
- ☒ Walk-In OR ☐ Mail-In

YOUR HEARING Date and Time:

Tuesday, December 6, 2011

Time 2:30 pm

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 1901 Maryland Ave E City: St. Paul State: Mn Zip: 55119

Appellant/Applicant: Michael Ahvudt Email Wowfoundation.mac@gmail.com

Phone Numbers: Business 651 329-1345 Residence _____ Cell _____

Signature: [Signature] Date: November 17th, 2011

Name of Owner (if other than Appellant): Michael Ahvudt
/and resident

Address (if not Appellant's): 1901 Maryland Ave E.

Phone Numbers: Business _____ 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
- ☐ Fire C of O: Only Egress Windows
- ☐ Code Enforcement Correction Notice
- ☐ Vacant Building Registration
- ☐ Other

The order to vacate my property, due
non-reissuance of certificate of occupancy
is entirely-falsely based and unlawful, therefore a
vacant building registration is a systematic
continuation of a seriously ailing process, and is
a further violation of constitutional rights.

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement

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

651-266-8989

651-266-1919

www.stpaul.gov/dsi

November 07, 2011

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Michael S Ahrndt/Sandra L Ahrndt
1901 Maryland Ave E
Saint Paul MN 55119-3325

VACANT BUILDING REGISTRATION NOTICE

The premises at **1901 MARYLAND 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 to register this building with the Department of Safety and Inspections, Vacant Buildings 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 **\$1,100.00**. 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.

Please return the enclosed registration form along with your payment by December 07, 2011.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the Office of the City Clerk at (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.

City of Saint Paul
Department of Safety and Inspections
Vacant Buildings Program
Requirements, Regulations and Information

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The Council of the City of Saint Paul has adopted ordinances regulating vacant and unoccupied structures.

You must register this building with St. Paul Department of Safety and Inspections, Vacant/Nuisance Buildings Code Enforcement Unit if the building is unoccupied and:

1. Unsecured, or
2. Secured by other than normal means (boarded), or
3. A dangerous structure, or
4. Condemned as uninhabitable, or
5. Condemned or Vacated by Fire Marshal Certificate of Occupancy Program, or
6. Has multiple housing or Building Code violations, or
7. Is condemned and illegally occupied, or
8. Has been unoccupied for a period of time longer than one year during which time the Enforcement Officer has issued an order to correct nuisance conditions.

Registration Requirements

1. Submit the enclosed Vacant Building Registration Form within 30 days, describing plans for rehabilitating and reoccupying or demolishing the building.
2. Disclose all pertinent ownership information.
3. Disclose all pertinent lien-holders.
4. Disclose any current Truth-in-Sale of Housing Disclosure Reports.
5. Pay the \$1,100.00 annual Vacant Building Registration fee within 30 days of receiving this letter. **If the registration fee is not received within 45 days of the due date 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.**

NOTE: If the building is vacant due to a fire, you may have a 90 day exemption from the registration fee. You must still submit the enclosed Vacant Building Registration Form within 30 days informing us of your plans for the building to qualify for this exemption. At the end of 90 days your rehabilitation must be complete OR you must pay the \$1,100.00 registration fee.

6. Provide unencumbered access to all portions of the premises of the buildings to permit the Enforcement Officer to make a complete inspection.

Owners, agents, assignees and all responsible parties are required to comply with the following requirements of the Saint Paul Legislative Code:

1. Keep all buildings secure.
2. Keep all porches, stairs, and exterior premises free of refuse, junk and debris.
3. Cut grass and weeds.
4. Remove snow and ice from sidewalks.

Sale Requirements – Contact the Vacant Buildings section, 651-266-8989, for full details. There is a fee of \$275.00 for the Sale Review Process.

VB1 – Current registration and fees; notify the City; restore utilities.

VB2 – No sale without City approval. Requirements include: current registration and fee payments, code compliance report, cost estimate for all repairs, a schedule for completion of the repairs, and proof of financial capability to complete all repairs.

VB3 – No sale without a Certificate of Code Compliance or Certificate of Occupancy.

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

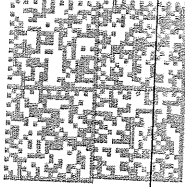
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CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS



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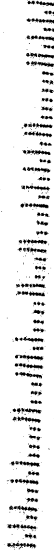
11/07/2011

Mailed From 55101

US POSTAGE

~~I~~ received this letter
on November 15th, 2011
as was witnessed by
Ponder Lopez a property manager FWD

5511943335 5511900025





CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

October 17, 2011

Michael Ahndt
21170 OLINDA LANE
ST PAUL MN 55073

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 1901 MARYLAND AVE E
Ref. # 1125036

Dear Property Representative:

Your building was determined to be a registered vacant building on October 17, 2011. 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. House - NEC Bulletin 30-1 n. All hazardous improper and or / illegal wiring shall be removed or rewired to the present Electrical Code. This will also include other building on the property such as garages sheds etc.. This work requires a permit.
2. Parking - SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use. Discontinue: Parking on the east side of building.-Encroachment permit is required to continue to park on the City of St. Paul Property.
3. Unit 1 - SPLC - SEC. 34.13 - 2- Required space for sleeping units. In every dwelling unit every room occupied for sleeping purposes by 1 occupant shall have a minimum gross floor area of at least 70 square feet-Bedroom southeast side is 56 square feet and is not large enough for sleeping purposes.
4. Unit 1 - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Hallway

5. Unit 1 - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-Entry Hallway
6. Unit 1 - SPLC 34.23, MSFC 110.1 - This Room east side next to kitchen is condemned as unsafe or dangerous. This Room must not be used for sleeping purposes until re-inspected and approved by this office.-This room has no windows.
7. Unit 1 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings. Paint the wall. Patch the holes and/or cracks in the walls. Entry hallway
8. Unit 1 - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling. Paint the ceiling. Patch the holes and/or cracks in the ceiling. Front entry way
9. Unit 1 - SPLC 34.13 (2), (3), SPLC 34.17 (2) - Reduce and maintain the number of occupants in the unit to: 3
10. Unit 1 - SPLC 34.13 (3), SPLC 34.17 (2) - Reduce and maintain the number of occupants in the sleeping rooms to: 2
11. Unit 2 - IFGC SECTION 303.3 PROHIBITED LOCATIONS. - Appliances shall not be located in sleeping rooms bathrooms toilets rooms storage closets or surigal rooms.- Furnace located in hallway closet.
12. Unit 2 - MSFC 605.6 - Provide all openings in junction boxes to be sealed.-Bathroom ceiling
13. Unit 2 - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.-Bathroom ceiling
14. Unit 2 - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.- Front entry door trim
15. Unit 2 - SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.- caulk base of toilet
16. Unit 2 - SPLC 34.14 (3), MPC 4715.200.T - Provide and maintain a window or approved ventilation system in all bathrooms.
17. Vacant room - MSFC 605.6 - Provide all openings in junction boxes to be sealed.
18. Vacant room - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.
19. Vacant room - NEC 300-11 Provide for all raceways, boxes, cabinets, and fittings to be securely fastened in place.

20. Vacant room - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged or deteriorated wall coverings.
21. Vacant room - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.-Repair or replace the damaged or deteriorated ceiling.
22. Vacant room - SPLC 34.15. FLAMMABLE LIQUIDS STORAGE.- No residential structure or rooming unit shall be located within a building containing any establishment handling dispensing or storing flammable liquids with a flash point of less than 110 degrees Fahrenheit as defined by the National Board of Fire Underwriters . No flammable liquid with a flashpoint of less than 110 degrees Fahrenheit shall be stored within a residence building unless in and approved fire-rated cabinet or a one-hour separated room.-Remove all propane from the building.
23. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
24. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
25. SPLC 62.101 - Use of this property does not conform to zoning ordinance. Discontinue unapproved use or call DSI Zoning at (651) 266-8989 to convert to legal use.
Discontinue: The use of this building as a triplex.
26. SPLC 34.09 (1) b,c, 34.32 (1) b,c - 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
27. MSFC 304.1 - Remove excessive combustible storage and/or vegetation from exterior property areas.
28. SPLC 34.08 (6), 34.31 (4) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents.
29. MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work WILL require a permit(s). Call DSI at (651) 266-9090.

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: (651-266-8688) 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 Inspector

Ref. # 1125036