



# APPLICATION FOR APPEAL

RECEIVED

JUN 27 2014

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 \_\_\_\_\_) *waived*
- 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, July 8, 2014

Time 11:00 a.m.

Location of Hearing:

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 1755 GRACE LAKE City: ST. PAUL State: MN Zip: 55106

*Gerald Kaluzny, Southern Minn. Reg. Legal Services, on behalf of*

Appellant/Applicant: JAMES FRYE Email \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence 651-592 0572 Cell 651-234 9408

Signature: [Signature] Date: 6-27-14

Name of Owner (if other than Appellant): FREDDIE MAC /cp SCOTT MARSHALL (Home REALTY)

Address (if not Appellant's): 7582 Currell Bud. #207 ST. PAUL, MN 55125

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 612-807-6212

## 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

ALL Life SAFETY issues have been addressed and the number of occupants at the property is now 3.



SOUTHERN MINNESOTA REGIONAL LEGAL SERVICES

SAINT PAUL CENTRAL OFFICE  
55 East Fifth Street, Suite 400  
Saint Paul, MN 55101  
Phone: (651) 222-5863  
Fax: (651) 297-6457

Website: [www.smrls.org](http://www.smrls.org)

Gerald G. Kaluzny  
Attorney at Law

Revised 3/7/2011



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](http://www.stpaul.gov/dsi)

June 19, 2014

Scott Marshall  
Home Realty  
7582 CURRELL BLVD SUITE 207  
WOODBURY MN 55125

**NOTICE OF CONDEMNATION  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

RE: 1755 GRACE LANE  
Ref. # 121778

Dear Property Representative:

Your building was inspected on June 18, 2014 in response to a complaint.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed or the building vacated by the re-inspection date.

A reinspection will be made on July 1, 2014 at 11:30am.

**CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.**

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

**DEFICIENCY LIST**

1. MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.

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.
3. MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
4. MSFC 1028.3 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit way.
5. SPLC 71.01 - The address posted is not visible from street. (HN-1)
6. SBC 3405.1, SBC 110.2 - The occupancy group or use division of this building has been changed from that previously approved. Discontinue the unapproved occupancy or use as a rooming and boarding house.
7. SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door latch.
8. SPLC 45.03 (6) - Cut and maintain the grass/weeds less than 8 inches tall.
9. SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
10. SPLC 34.11 (7), 34.34 (4) - Provide additional approved containers or additional pick-ups to meet tenant trash demands.
11. SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window glass.
12. SPLC 34.09 (3), 34.33 (3) - Provide or repair and maintain the window screen.
13. 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: Use as a rooming and boarding house.
14. SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. -Unit is condemned due overcrowding and illegal occupancy as a rooming and boarding house.
15. MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
16. SPLC 34.10 (3), 34.33(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.
17. SPLC 34.10 (7), 34.34 (6) - Repair and maintain the walls in an approved manner.
18. SPLC 34.10 (7), 34.34 (6) - Repair and maintain the ceiling in an approved manner.
19. 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.

20. UMC 1346.703 - Provide 30 inches clearance around all mechanical equipment.
21. SPLC 34.11, MSBC 2902.1, SPLC 34.17, MSPC 415.0220 - Repair or replace and maintain all parts of the plumbing system to an operational condition. -Repair or replace and maintain an approved private toilet. This work may require a permit(s). Call LIEP at (651) 266-9090. -Toilet running.
22. SPLC 34.19 - Provide access to the inspector to all areas of the building. -All bedrooms and garage
23. MSFC 1026.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.
24. MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.
25. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
26. MN State Statute 299F.50 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.

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: [adrian.neis@ci.stpaul.mn.us](mailto:adrian.neis@ci.stpaul.mn.us) or call me at 651-266-8992 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

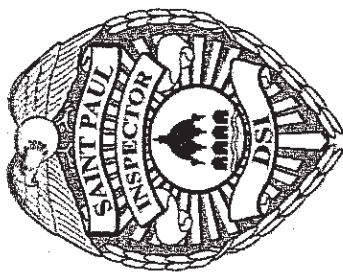
Sincerely,

A.J. Neis  
Fire Inspector  
Ref. # 121778

cc: Housing Resource Center  
Force Unit



By Order of the  
 City of Saint Paul  
 Department of Safety & Inspections  
 Fire Inspection Division  
 651-266-8989



This Building Is

# CONDEMNED

This Structure is Declared Unsafe or Unfit  
 for Human Occupancy or Use.  
 It is Unlawful for Any Person to Use, Occupy  
 or Permit the Occupancy of This Building

After July 1 2014 Illegal basement below 1<sup>st</sup> floor.

Address: 1755 Grace LN Fire Inspector: Niemyn 266-8991  
 Date: 6/18/2014 Code: SPIC Art: 34 Sect. 23

Under Penalty of Law, this notice shall not be removed without authorization from the  
 Department of Safety & Inspections

Any person affected by this order to Vacate may file an appeal at the Office of the City Clerk, Room 310 City Hall, 15 Kellogg Blvd. West, within 10 days of the date of the original notice. The cost to appeal is \$25 and must include a copy of the letter of Condemnation. This letter is available at the Department of Safety & Inspections, Fire Inspection Division, 375 Jackson Street Suite 220, Saint Paul, MN 55101

## **Naylor, Racquel (CI-StPaul)**

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**From:** Gerry Kaluzny <gerry.kaluzny@smrls.org>  
**Sent:** Friday, June 27, 2014 2:35 PM  
**To:** Naylor, Racquel (CI-StPaul)  
**Subject:** Re: 1755 Grace Lane - July 8, 11:00 a.m.

Hello Racquel:

If the hearing is scheduled for July 8 at 11 am, I will be representing him. I thought the hearing might be scheduled while I was away so I had Mr. Frye file the appeal on his own without SMRLS name on the appeal form.. Thanks and I have marked my calender accordingly.

Gerald G. Kaluzny  
Attorney at Law  
Southern Minnesota Regional Legal Services  
55 East Fifth Street  
Suite 400  
St. Paul, MN 55101  
651-222-5863  
[gerry.kaluzny@smrls.org](mailto:gerry.kaluzny@smrls.org)

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On Fri, Jun 27, 2014 at 11:18 AM, Naylor, Racquel (CI-StPaul) <[racquel.naylor@ci.stpaul.mn.us](mailto:racquel.naylor@ci.stpaul.mn.us)> wrote:

James Frye, 1755 Grace Lane, was just here to file an application for appeal. He said that you are representing him, and that he does not have to pay the \$25 fee because he is indigent.

I scheduled him for July 8, 11:00 a.m.

I usually see a SMRLS attorney on the application, but a SMRLS attorney is not listed on this one. Please verify that you or someone from your office is representing him.

Thank you. -Racquel, 651-266-8573

# If This Home Has Been Lost To Foreclosure, You Have Options



To All Occupants of \_\_\_\_\_ (home address).

The Federal Home Loan Mortgage Corporation, commonly known as Freddie Mac, now owns the home listed above as the result of foreclosure. We understand that this can be a confusing time and we are here to help you.

It is important to know that you have options if you are living in this home. A Freddie Mac attorney will contact you within 30 days of receipt of this letter to discuss the options described below. If you have not been contacted, please call us at 1-800-972-7555 and a Freddie Mac team member will assist you.

Note: Options within this letter become available after any applicable statutory redemption period expires or the completion of foreclosure sale confirmation period in states that have them including: CO, HI, IL, KS, KY, MD, MI, MN, NM, OH, PR, SC, SD, WI, WY.

## Know and Understand Your Options:

### 1. Rent the home under your current lease

Under state or federal laws, if you are a current tenant you may have the option to stay in the home under your existing lease while Freddie Mac markets and sells the property. Freddie Mac complies with all applicable state and federal landlord-tenant laws.

How do I know if my lease is eligible for this option?

You may qualify if you are a bona fide tenant and can provide a copy of your lease agreement or other proof of tenancy. It may also be possible to extend your current lease. We will review the lease you provide to see if it qualifies. You can also choose to sign a new lease with Freddie Mac under the Rental Program, if you are eligible.

### 2. Rent the home under the Freddie Mac Rental Program

Freddie Mac's Rental program may be available to you if you are the former homeowner or a current tenant. This option allows you to stay in the home after it has been foreclosed under a new month-to-month lease, while we continue to market it for sale.

How do I know if I qualify for the Freddie Mac Rental Program?

To qualify for this option, you must:

- Demonstrate the ability to pay the market rent.
- Sign a new lease.
- Allow an inspector to enter and inspect the home.
- Sign a property condition disclosure at inspection.
- Keep the home in good condition to meet state and local code requirements.
- Allow Freddie Mac to market the home to prospective buyers and real estate agents.

### 3. Accept cash to relocate to a new home

If you are the former homeowner or a current tenant, you are eligible to receive cash for relocation expenses to move out of the home.

How does the Relocation Assistance Program work?

To receive a cash payment for relocation assistance, all occupants must agree to leave the home by the date provided to you by Freddie Mac. The home must be left in broom clean condition, and free of all personal belongings and debris.

Note: Only one payment per household is provided for relocation assistance, regardless of the number of occupants.

For more information, please contact the real estate agent on the attached business card.

Thank You,



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**Scott Marshall**  
REALTOR / Broker

ScottM@HomeRealtyMN.com

Home Realty of Minnesota  
7582 Currell Blvd, Suite 207  
Woodbury MN, 55125

Cell 612-807-6212

www.HomeRealtyMN.com

