



APPLICATION FOR APPEAL

RECEIVED
AUG 18 2015
CITY CLERK

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 check # 7104)
 - 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>September 8, 2015</u>
Time <u>11:30</u> a.m.
Location of Hearing: Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 2025 Nortonia City: St. Paul State: MN Zip: 55119

Appellant/Applicant: Nancy Neidt Email: nancy.n.2025@comcast.net

Phone Numbers: Business _____ Residence _____ Cell 612-709-3775

Signature: Nancy Neidt Date: 8/18/15

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
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

① Detailed documentation of gross misrepresentation of the facts regarding the condition of the home.

② Unprofessional and prejudiced behavior and orders by the inspector.

③ Request for a different inspector.

Revised 8/11/2014



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.stpaul.gov/dsi

335.0

August 12, 2015

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

Nancy Neidt
2025 Nortonia Ave
St Paul MN 55119-3545

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **2025 NORTONIA AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **August 12, 2015** and ordered vacated no later than **August 12, 2015**.

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

"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."

**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. **CONDEMNATION:** The interior of the house constitutes material endangerment. 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.
2. **SMOKE DETECTORS.** Smoke Detector: Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours. Provide smoke detectors throughout the home.
3. **CARBON MONOXIDE ALARM.** 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.
4. **FURNACE:** Have a licensed heating contractor service and clean the furnace or boiler and make any necessary repairs. Perform a C/O test on the heating plant. Then, send the attached form back to the Inspector. Repair of gas fired appliances requires a permit.
5. **MICE.** Infestation of mice. Exterminate and eliminate all mice throughout the entire building. Provide this office with a copy of the extermination report from a licensed professional Pest Control Operator, and follow their recommendations to eradicate these pests.
6. **INSPECTION.** Due to the number of deficiencies and unable to access many areas due access issues, a second interior inspection will be required after the home is cleaned out and before a Placard Lift will be issued.
7. **ELECTRICITY.** Immediately repair electrical service. Use of candles, fuel operated lighting or extension cord wiring and temporary lighting is not permitted. Have the hard wired smoke detector repaired or replaced by a licensed electrician under permit. Remove all temporary lighting and extension cords from the interior and exterior of home.
8. **CEILINGS.** The interior ceilings are defective. Repair all ceiling defects and finish in a professional manner. Patch and paint.
9. **WALLS.** The interior walls are defective. Repair all wall defects and finish in a professional manner. Patch and paint.
10. **INTERIOR.** Provide and maintain interior in a clean and sanitary condition
11. **COMBUSTIBLE MATERIALS.** Remove 80% of storage throughout the home and organize in an orderly condition.
12. **FLOORS.** The floor coverings are deteriorated or inadequate. Provide floor coverings throughout the home.

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) 266-8688. 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, Lisa Martin, at 651-266-1940. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Lisa Martin
Enforcement Officer

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c: Posted to ENS

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