



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED

MAY 06 2016

We need the following to process your appeal:

CITY CLERK

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 794677)
- 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, May 17, 2016

Time 11:30

**Location of Hearing:**  
 Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 2121 Beane Ave E City: St. Paul State: MN Zip: 55119

Appellant/Applicant: Jim McEnroe Email: Jpmc@comcast.net

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-357-8953

Signature: [Signature] Date: 5-6-16

Name of Owner (if other than Appellant): \_\_\_\_\_

Mailing Address if Not Appellant's: SAME

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.)
- need time extension to complete required work. requesting longest time as possible. see attached.



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

330.0

May 06, 2016

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

James P Mcenroe  
2121 Reaney Ave  
Saint Paul MN 55119-3945

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **2121 REANEY AVE** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **May 6, 2016** and ordered vacated no later than **May 13, 2016**.

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.

now  
single family  
home

1. **ILLEGAL DUPLEX.** Owner living in the basement. *No variance filed for changing from a single family to a legal duplex. No permit for new framing & sheetrock in the basement.* **PROPERTY IS LOCATED IN A SINGLE FAMILY ZONING DISTRICT.**

2-

**Other Violations:** These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

In  
Process

2. **WINDOW GLASS.** The windows and/or storm windows are in a state of disrepair. Replace all missing or broken window glass. Make all necessary repairs to frames, sashes, hardware and associated trim in a professional manner. Permit may be required. **REPLACE ALL THE BROKEN OR CRACKED WINDOWS THROUGHOUT THE PROPERTY.**

Completed

3. **WALLS.** The interior walls are defective. Repair all wall defects and finish in a professional manner. **PATCH AND REPAIR ALL HOLES IN BEDROOMS, HALLWAYS AND OTHER AREAS OF THE HOUSE.**

Completed

4. **SANITATION:** Immediately remove improperly stored or accumulated refuse including; garbage, rubbish, junk, vehicle parts, wood, metal, recycling materials, household items, building materials, rubble, tires, etc., from yard. The Saint Paul Legislative Code requires all exterior property areas to be maintained in a clean and sanitary condition. Usable materials must be stored in an approved manner, so as not to constitute a nuisance. **REMOVE THE STAINS FROM THE 2<sup>ND</sup> FLOOR SOUTH WALL AND CEILING.**

Completed

5. **TIGHTEN ALL LOOSE DOOR HANDLES AND KNOBS THROUGHOUT THE INTERIOR OF THE HOUSE.**

In process

6. **PROPERLY CAP ALL UNUSED/EXPOSED ELECTRICAL IN KITCHEN AND BASEMENT BEDROOM.**

In process

7. **HOUSE AND BUILDING NUMBERS:** Provide reflectorized or illuminated house numbers front and rear where applicable. The numbers must be a minimum of three (3) inches in height and must be clearly visible from the street or alley for safety reasons. **INSTALL MISSING ADDRESS NUMBERS ON THE GARAGE.**

Garage to  
be removed

8. The exterior walls of the garage are defective. Repair all holes, breaks, loose or rotting siding, to a professional state of maintenance. **REPAIR OR REPLACE ALL DAMAGED SIDING AROUND THE GARAGE.**

9. **INSTALL MISSING EXTERIOR GARAGE ELECTRICAL WEATHER COVERS.**

Garage  
To be  
Removed  
✓

10. **Sec. 34.23 (8)** Whenever, in the opinion of the enforcement officer, a residential property is deteriorated or dilapidated or unsanitary to the extent that a major rehabilitation is necessary or the condition at the initial inspection prohibits the inspector from making a completed or comprehensive inspection, the inspector may require a code compliance inspection. If the property is condemned as "unfit for human habitation," full compliance with the code compliance inspection may be required before re-occupancy is allowed. **THE GARAGE STRUCTURAL INTEGRITY APPEARS TO BE COMPROMISED. HIRE A LICENSED STRUCTURAL ENGINEER TO INSPECT AND SEND A COPY OF HIS TO DSI AT 651.266.1919 FOR REVIEW, OR PULL A DEMO PERMIT AND REMOVE THE GARAGE.**

In  
Process  
✓

11. **WINDOW SCREENS.** The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors. Screens must be tight-fitting and securely fastened to the frames. **REPAIR OR REPLACE ALL THE MISSING OR DAMAGED SCREENS AND STORM WINDOWS THROUGHOUT THE PROPERTY.**

In process  
✓

12. **FINISH INSTALLATION OF THE BATHROOM VANITY TO INCLUDE: PULLING A PERMIT TO INSTALL A NEW SINK AND WATER PIPING TO THE SINK IN THE BASEMENT BATHROOM.**

In process  
✓

13. **PULL PERMIT AND FINISH INSTALLING SHEETROCK AND FRAMING AROUND THE BASEMENT BATHROOM.**

In process  
✓

14. **INSTALL MISSING WEST EXTERIOR SMALL DRAIN COVER OUTSIDE OF THE WEST UTILITY ROOM DOOR.**

In process  
✓

15. **INSTALL MISSING LIGHT FIXTURE COVERS THROUGHOUT THE INTERIOR OF THE HOUSE.**

2  
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16. **Sec. 34.13 (1) Minimum Ceiling Height.** In calculating the floor area of habitable rooms, only those portions of the floor area of a room having a clear ceiling height in excess of five (5) feet may be included. At least half of the floor area of any habitable room shall have a clear ceiling height of seven (7) feet or more.

**2<sup>nd</sup> Floor Stairwell Ceiling Height 6 ft. 10 ¾ inch.**

**2<sup>nd</sup> Floor Stairwell Width 34 ¾ inch.**

**2<sup>nd</sup> Floor (Attic Room) Sloped Ceiling Height 7 ft. 3 ½ in., only 4ft wide by 8 feet long, the ceiling height does not exceed 50% of the floor space. 2<sup>nd</sup> Floor ceiling has the appearance of a barn style look with 2 sloped roof edges on both sides with a flat roof down the middle.**

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.

2121 REANEY AVE

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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, Sean Westenhofer, at 651-266-1924. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.**

Sincerely,

**Sean Westenhofer**  
Code Enforcement Officer  
SW

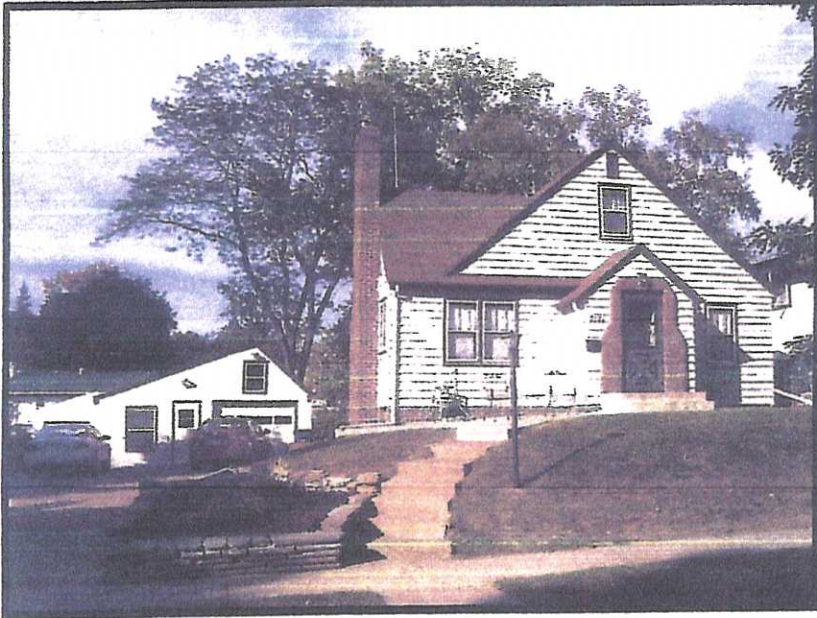
c: Posted to ENS

uhh60103 4/11



# Welcome to:

## 2121 Reaney Avenue, St. Paul

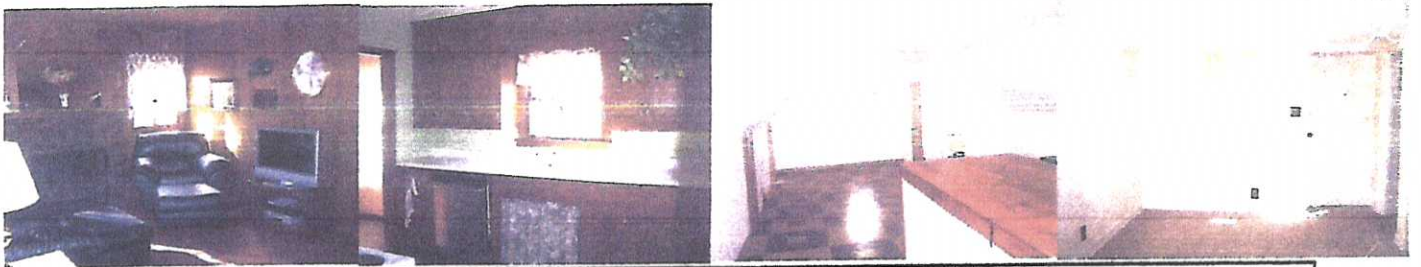


### Property Specifications:

Year Built: 1947  
 Style: 1 1/2 story  
 Square Feet: 1,979  
 Lot Size: 70 x 127  
 Taxes: \$1,708  
 Garage: 2 Car Detached  
 Exterior: Wood  
 Basement: Finished  
 Heating: Forced Air  
 Cooling: Window  
 School District: 625 — St. Paul

**\* 4 Bedrooms      2 Bathrooms      2 Car Garage**

Lower level has separate apartment for a great opportunity for added income. Well maintained home with same owners for 30 years. Home has hardwood floors, fireplace, natural woodwork and a separate dining room. With a few updates this home will have everything you are looking for.



### Room Sizes:

Living Room:	18 x 12	Bedroom #1:	14 x 11
Dining Room:	11 x 10	Bedroom #2:	11 x 11
Kitchen:	11 x 11	Bedroom #3:	34 x 13
Family Room:	12 x 10	Bedroom #4:	12 x 10
2nd Kitchen:	13 x 8		

**Offered at: \$169,900**

**The Garth Dahl Team**

651-739-HOME Fax: 651-379-5263



**KELLER WILLIAMS**

