



# 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 5/28/20 VIA EMAIL

### We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number **waive**)
  - Copy of the City-issued orders/letter being appealed
  - Attachments you may wish to include
  - This appeal form completed
  - Walk-In OR  Mail-In **Email**
- for abatement orders only:  Email OR  Fax

**HEARING DATE & TIME**  
*(provided by Legislative Hearing Office)*  
 ) Tuesday, **June 2, 2020** Time **11:00 a.m.**  
 Location of Hearing: **Via Telephone**

### Address Being Appealed:

Number & Street: 1242 Woodbridge Street City: St. Paul State: MN Zip: 55117

Appellant/Applicant: Renee Raya Email: suelema1985@yahoo.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 574-835-1944

Signature: \_\_\_\_\_ Date: 5/28/2020

Name of Owner (if other than Appellant): Osaka Homes MN II LLC

Mailing Address if Not Appellant's: 2817 Girard Ave. S., #408, Minneapolis, MN 55408

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.)

Comments:  
Please see attached letter.



**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) • Email: [central@smrls.org](mailto:central@smrls.org)

May 28, 2020

Marcia Moermond  
Legislative Hearing Officer  
City of St. Paul  
310 City Hall  
15 W. Kellogg Blvd.  
St. Paul, MN 55102

Re: Appeal of Order to Vacate, 1242 Woodbridge Street

Dear Ms. Moermond,

My office is representing Ms. Renee Raya, the tenant at 1242 Woodbridge Street, St. Paul, MN 55117. Ms. Raya is appealing the Order to Vacate dated April 10, 2020. Ms. Raya rents the home with her four children and is currently unemployed due to the COVID-19 pandemic.

Ms. Raya rents the home from Executive Realty and has been in contact with their staff via phone and text messages. According to the Ramsey County tax records, the property is owed by Osaka Homes MN II, LLC. Regardless of the relationship between Executive Realty and Osaka Homes MN II, LCC, Ms. Raya is a tenant. Most of the outstanding deficiencies on the April 10, 2020 Revocation of Fire Certificate of Occupancy and Order to Vacate are the landlord's responsibility to cure. The consequences of the landlord's failure to comply with previous Correction Orders should not fall on Ms. Raya. Ms. Raya and her children should not be required to vacate due to her landlord's failure, especially during the COVID-19 pandemic.

Ms. Raya acknowledges that the accumulation of materials in the basement in Deficiency #5 and #6 are her responsibility to address. To that point, Ms. Raya has informed me she has already removed her personal property that she intends to, so all that remains is to dispose to the excess materials. I intend to contact Ramsey County Housecalls to seek assistance in removing the excess materials.

Ms. Raya respectfully requests that the Order to Vacate be withdrawn to allow her remain the home with her children and to allow her time to address the basement.

Sincerely,

/s/ Thuzong Xiong

Thuzong Xiong  
Attorney at Law



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

April 10, 2020

Executive Realty  
3800 AMERICAN BLVD W SUITE 1500  
BLOOMINGTON MN 55431USA

## **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 1242 WOODBRIDGE ST  
Ref. # 110358

Dear Property Representative:

Your building was inspected on April 10, 2020, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code. A reinspection will be made on May 5, 2020 at 10:00 AM or the property vacated.

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

### **DEFICIENCY LIST**

1. Access - SPLC 34.19 - Provide access to the inspector to all areas of the building.-
2. Exterior - Fence - SPLC 34.08(5), 34.32(3) - All accessory structures including, but not limited to, detached garages, sheds and fences shall be maintained structurally sound and in good repair. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-The entire back fence has been improperly installed, secured and stable.
3. Exterior - House - SPLC 34.09 (1)(2), 34.33 (1) - 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 or peeling paint.-There is a long section of the fascia on the side of the house that has fallen off. There is chipping and peeling paint around the windows. There are walls with holes, black spots and damages to them.  
The awning at the front of the house is bent and damaged.

4. Exterior - Side of House - SPLC 34.08 (2) Grading and drainage. All premises shall be graded and maintained so as to drain water away from structures and minimize the accumulation of water on such premises.  
-A long section of the gutter on the side of the house has broken off.
5. Interior - Basement - MSFC 315.3 - Provide and maintain orderly storage of materials.-
6. Interior - Basement - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-
7. Interior - Ceilings - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-There is a large opening in the ceiling inside the first floor closet and there is black substance on the corner.
8. Interior - Doors - SPLC 34.33 (3) - Repair and maintain the door in good condition.- There are doors in the house that are missing hardware, have holes and damages and closet doors that have come off the track.
9. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Properly repair the wall inside the front closet. There is a hole on one of the hallway wall.
10. Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-There are windows with chipping and peeling paint and windows that are missing latches or latches that don't work. The left window in the front bedroom is in disrepair with loose broken glass. Ensure that all windows open and close properly.
11. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

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 this order.

If you have any questions, email me at: [james.thomas@ci.stpaul.mn.us](mailto: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 Safety Inspector

Ref. # 110358