



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

AUG 03 2020

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number \_\_\_\_\_)
  - 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, August 11, 2020  
 Time 2:30 p.m.  
 Location of Hearing:  
 Room 330 City Hall/Courthouse  
Teleconference

Call between 2:30 p.m. + 4:00 p.m.

## Address Being Appealed:

Number & Street: 887 Lawson Ave E City: Saint Paul State: MN Zip: 55107

Appellant/Applicant: Shai Leibovich Email: shai@rbkcapital.com

Phone Numbers: Business 612-850-1156 Residence \_\_\_\_\_ Cell \_\_\_\_\_

Signature: Shai Leibovich Digitally signed by Shai Leibovich Date: 2020.02.14 14:35:56 -06'00' Date: 07/20/2020

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

Mailing Address if Not Appellant's: \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell \_\_\_\_\_

## What Is Being Appealed and Why?

- 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:

Attachments Are Acceptable

Carolyn Brown  
651-353-8543



CITY OF SAINT PAUL

July 14, 2020

Sal Equities Llc  
55 W 39th St Rm 806  
New York NY 10018-0548

Customer #:1610553

Bill #: 1509793

**VACANT BUILDING REGISTRATION NOTICE**The premises at **887 LAWSON 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 by law to register this building with the Department of Safety and Inspections, Vacant Building 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 **\$2,127.00**. 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.

**Payment must be received by August 14, 2020 .**

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

**Do Not Mail Cash**

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (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.

**WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.**

**Category 2:** Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

**Category 3:** All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

**You must contact the Enforcement officer , James Hoffman, at 651-266-1947 to find out what must be done before this building can be legally reoccupied.**

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, James Hoffman, at 651-266-1947.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner  
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: jh  
vb\_registration\_notice 11/14



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)

June 2, 2020

CAROLYN BROWN  
COMMUNITY STABILIZATION PROJECT  
501 DALE STREET N SUITE 203  
SAINT PAUL MN 55103

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

RE: 887 LAWSON AVE E  
Ref. # 123534

Dear Property Representative:

Your building was inspected on June 2, 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 June 23, 2020 at 10:00A.M. 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. Exterior - Front Stairs - SPLC 34.09 (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.-The handrail for the front stairs is missing.
2. Exterior - Front Stairs - SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-There is a small hole on the front stairs.
3. Exterior - Garage - 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 garage has chipping and peeling paint, damaged boards and the service door is broken.
4. Exterior - Garage - MSFC 505.1 - The address posted is not visible from street.-The address number on the garage does not contrast against the background.

5. Exterior & Interior - Garage & House - SPLC 34.19 - Provide access to the inspector to all areas of the building.-
6. Exterior - Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-Exterior - One of the glass panes for the cellar window on the East side has come off.  
Interior - The previous repair to the bathroom window sill has failed and is now damaged. Properly repair the window sill.
7. Interior - Basement - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-There is a junction box in the basement that is missing the cover.
8. Interior - Basement - MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.-The dryer exhaust duct has been incorrectly installed and there is no permit for this installation.
9. Interior - Ceiling - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-The ceiling in the small room and living room is water damaged.
10. Interior - Floor - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-There is a piece of the tile missing at the top of the basement stairs.
11. Interior - Hallway - 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) 266-8989.-In the hallway, there is an exposed wire coming from behind the outlet. Contact a licensed contractor to fix this.
12. Interior - Light Fixture - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code.- The light fixture in the bedroom is missing the cover.
13. Interior - Throughout - MSFC 315.3 - Provide and maintain orderly storage of materials.-
14. Interior - Throughout - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.-Reduce the number of items in the basement and the small room by 40%.
15. Interior - Wall - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-There is some damage on the living room wall.

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. # 123534