



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

AUG 19 2021

CITY CLERK

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 536089)
 - 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, September 7, 2021

Time 2:30 p.m. to 4:30 p.m.

Location of Hearing:
Room 330 City Hall/Courthouse
Teleconference

*call cell numbers**

Address Being Appealed:

Number & Street: Lot #2 722 Granville St Paul State: MN Zip: 55106

Appellant/Applicant: Liaison Hutcherson Email: liaisonhutcherson21@gmail.com

Phone Numbers: Business 657 Residence 310-1273 Cell 515-3098*

Signature: [Handwritten Signature] Date: 8/19/21

Name of Owner (if other than Appellant): D. Lewis

Mailing Address if Not Appellant's: 1300 University Ave West St #104

Phone Numbers: Business 651-444-9584 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:

I am appealing this decision because I am not the reason for this decision, I also complied w/ all requirements to keep this property

*Janessa Vasquez
763. 310-2238



CITY OF SAINT PAUL

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

Telephone: 651-266-8989

Facsimile: 651-266-1919

www.stpaul.gov/dsi

August 17, 2021

De Lewis Properties
1360 University Avenue W. Unit 104
Saint Paul MN 55104

Customer #:1415652

Bill #: 1595590

VACANT BUILDING REGISTRATION NOTICE

The premises at **722 GERANIUM 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 September 17, 2021 .

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

Also Sent To:
American Blders & Contractor Sply Co Inc 5500 Wayzata Blvd Ste 1200 Minneapolis MN 55416- 1292



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

July 8, 2021

DE LEWIS PROPERTIES
1360 UNIVERSITY AVENUE W. UNIT 104
SAINT PAUL MN 55104

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 722 GERANIUM AVE E
Ref. # 107501

Dear Property Representative:

Your building was inspected on July 6, 2021, 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.

****Date Change****

A reinspection will be made on July 23, 2021 at 1:00 pm or the property vacated by August 11, 2021. An inspection will be made on August 12, 2021 at 10:00 am to confirm the property has been 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. Basement - MSFC 315.3 - Provide and maintain orderly storage of materials. Basement to be kept in broom clean condition.
2. Exterior - Front of Property - SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. This work may require a permit(s). Call DSI at (651) 266-8989.-Front steps and covered porch are unsafe; rotted wood, damaged steps, and foundation has shifted. Provide documentation of a structural evaluation to our office and make the necessary repairs.
3. Exterior - Roof - SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects. Tree in rear of property has large branches laying on top of roof; damage is visible to the roof.

4. Exterior - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen. Missing or damaged screens throughout.
5. Unit 1 - Bathroom - 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.- Shower/tub shall be sealed in a professional and approved manner.
6. Unit 1 - Bedroom and Rear Door - SPLC 34.33 (3) - Repair and maintain the door in good condition. Bedroom door is damaged; has holes, cracks and frame is missing and or damaged.
7. Unit 1 - Mud Room - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. Missing globe.
8. Unit 1 - Side Entryway - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged guardrail in an approved manner. Intermediate guardrails should be no more than 4 inches apart.
9. Unit 1 - Side Entryway - 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.
10. Unit 1 - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. Transition floor from living area to kitchen is covered in duct tape.
11. Unit 1 - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. Damaged ceiling.
12. Unit 1 - MSFC 1008.1.9.3 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. Hook latch on rear storm door.
13. Unit 1 - 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. Inoperable smoke alarms. Replace batteries, and or replace expired smoke alarms.
14. Unit 2 - Front Door Entryway - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. Damaged tiles.
15. Unit 2 - Kitchen - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring. Extension cords daisy chained.
16. Unit 2 - Kitchen - MSFC 605.3.1 - Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar wording. Electrical panel is not labeled.

17. Unit 2 - Kitchen - 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.- Stove/oven door cover is missing.
18. Unit 2 - Multiple Locations - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped. Missing globes
19. Unit 2 - Multiple Locations - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. Multiple areas of damaged and cracked walls.
20. Unit 2 - Multiple Locations - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area. Smoke alarms were missing from brackets.
21. Unit 2 - Stairway - SPLC 34.10 (3), 34.34(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. Damaged handrail.
22. Unit 2 - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Missing cover plates on multiple outlets.
23. Unit 2 - Throughout - SPLC 34.33 (3) - Repair and maintain the door in good condition. Multiple doors with damaged latches & missing frames.
24. Unit 2 - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. Damaged ceiling: water damaged, cracked ceilings and unpainted patch work.
25. Unit 2 Entrance/Rear - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office. The rear porch (stairs, landing, railings and guardrails) is the only entrance to Unit 2. The rear porch is condemned as unsafe and dangerous due to rotting wood, damaged to the deck, porch has pulled away from the building and is not structurally sound. 6/15/2021 Update: Signed contract received with start date of 6/21/2021 and completion date of 6/30/2021.
26. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
27. SPLC 40.06 - Grounds for Revocation. Property Representative has failed to maintain their Fire Certificate of Occupancy through long-term non-compliance, failure to be present and allow access during reinspection's on 06/08/2021, 06/09/2021 and 07/01/2021. Property Representative has failed to provide the Department of Safety and Inspections with appropriate documentations (as requested) to obtain required permits. Inspector has made every good faith to contact and assist the property representative. Failure to comply will result in immediate enforcement action and the building being vacated by August 11, 2021. An inspection will be made on August 12, 2021 at 10:00 am to confirm the property has been vacated.

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: der.vue@ci.stpaul.mn.us or call me at 651-266-8988 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Der Vue
Fire Safety Inspector
Ref. # 107501