



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Meeting Minutes - Action Only

Legislative Hearings

Marcia Moermond, Legislative Hearing Officer
Mai Vang, Hearing Coordinator
Jean Birkholz, Hearing Secretary
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651-266-8585

Tuesday, February 14, 2017

9:00 AM

Room 330 City Hall & Court House

9:00 a.m. Hearings

Remove/Repair Orders

- 1 **RLH RR 17-4** Ordering the rehabilitation or razing and removal of the structures at 672 RIVOLI STREET within fifteen (15) days after the March 1, 2017, City Council Public Hearing.

Sponsors: Brendmoen

Dimas Baltazar, licensed contractor; and Heather Cothorn, manager, BP Homes 1 LLC, owner, appeared.

Steve Magner, Code Enforcement Manager:

-The building is a one-story, wood frame, single-family dwelling, with a detached two-stall garage, on a lot of 4,792 square feet. According to our files, it has been a vacant building since May 13, 2011.

-The current property owner is BP Homes 1 LLC per AMANDA and Ramsey County Property records.

-On November 22, 2016 an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An ORDER TO ABATE A NUISANCE BUILDING was posted on December 2, 2016 with a compliance date of January 1, 2017. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code.

-Taxation has placed an estimated market value of \$6,500 on the land and \$43,500 on the building.

-Real estate taxes are current.

-The Vacant Building registration fees were paid by assessment on August 29, 2016.

-A Code Compliance Inspection was done on October 26, 2016.

-As of February 13, 2017, the \$5,000 performance deposit has not been posted.

-There have been four (4) SUMMARY ABATEMENT NOTICES since 2011.

-There have been three (3) WORK ORDERS issued for:

- Boarding/securing

- Grass/weeds

-Code Enforcement Officers estimate the cost to repair this structure exceeds \$30,000. The estimated cost to demolish exceeds \$12,000.

Mr. Baltazar:

-BP Homes intends to follow thru with the Order

-they were supposed to pull a permit back in Jan but I had just had shoulder surgery and when I was ready to start working again, my wife & I had twins; so, I was out of action for a while and the home owner was really patient with me
-I'm back now and I've done more than 10 Cat 2 houses with BP Homes so, I know Jim Seeger & what permits to pull; we have the bids for the trades
-we are hoping to be able to go ahead and complete the work
-the manager is on the way with the \$5,000 performance deposit and proof of funds in the account
-BP Homes consists of a group of partners based in New York; I work mainly with Shi, who is in Minneapolis; he is out of town right now
-the property manager is local; one of the partners is also local (out of town right now)
-my company is Baltazar Residential LLC

Mr. Magner:

-normally, the hearing officer is looking for a sworn construction statement (you have that with you) with supporting documents with timelines; we need the total cost of the rehab, broken down into electrical (kit elec, bath elec), plumbing (kit plumb, bath plumb), heating, building with deadlines
-BP Homes has to verify their financial commitment (X + 1); the \$5000 performance deposit needs to be posted
-the hearing officer & I will review the documents
-if we have questions, we contact Mr. Seeger & discuss
-the hearing officer will develop a recommendation based on your time frame

Mr. Baltazar submitted a document - the plan he always submits

Mr. Manger:

-the city would like to have more detail; each licensed contractor's name with their broken down bids with deadlines

Heather Cothorn, Manager, BP Homes 1 LLC, arrived.

Ms. Nhia Vang:

-following the hearing this morning, walk down to DSI & post the \$5000 performance deposit
-additionally, we need a detailed Work Plan with timelines
-a letter (notarized) from the bank (bank officer) dedicating the dollar amount to this project - a commitment of \$32,500
-submit documents to Legislative Hearing Officer (email)
-at the Feb 28 LH, we will talk about what has been submitted & discuss how much time you will need to finish the project

Mr. Magner:

-if you turn the documents in sooner, you may not need to come in on Feb 28, because we could review those documents & if they meet our criteria, we can email back the recommendation and we will approve it here if we've already said it's OK; then, forward it to City Council; once her recommendation is to move forward with the time, then, you can come to pull your permits

Laid over to the February 28 Legislative Hearing and the March 1, 2017 City Council Public Hearing. If the owner would like to receive additional time to rehabilitate the property, the following will have to be done by February 28: 1) provide a work plan with time lines for the completion of the rehabilitation of the building; 2) provide a notarized bank statement showing the financial wherewithal to complete the rehabilitation of the property; and 3) the \$5,000 bond posted today, February 14.

Referred to City Council; due back on 3/1/17.

- 2 **RLH RR 17-2** Ordering the rehabilitation or razing and removal of the structures at 865 YORK AVENUE within fifteen (15) days after the February 1, 2017, City Council public hearing. (To be referred back to Legislative Hearing on February 14)

Sponsors: Bostrom

Greta Bjerckness, Attorney, Wilford, Geske & Cook PA, appeared o/b/o Ocwen Loan Servicing LLC.

Steve Magner, Code Enforcement Manager:

*-read letter, dated Jan 12, 2017 sent to Greta Bjerckness from Mai Vang (attached)
-the following conditions were to have been met by Jan 24, 2017: 1) post \$5000 performance deposit; and 2) obtain a code compliance inspection
-the code compliance application & \$5000 performance deposit have been received
-they will rehab the property as a duplex (originally, it was most likely built as a duplex; at some point, a 3rd unit was put in, for which DSI has no permit record and is not allowed under the current zoning)*

Ms. Bjerckness:

*-the code compliance application and the \$5000 performance deposit were submitted last week
-my client is the bank that has foreclosed on the property; they will rehab it & sell it
-currently, it's in redemption (bank has some hesitation); from a business perspective, my client doesn't want to expend much money on it until they own it fully; the redemption period is currently scheduled to end Jun 5, 2017 but tomorrow, we have a hearing in front of the Examiner of Titles to shorten the redemption period; if that's successful, it would expire 5 weeks from Thu (approx Mar 16, 2017)*

Mr. Magner:

*-in a situation like this, even though the city believes that the bank has the full rights under the law to take advantage of the clauses in the mortgage that would allow them to do that, we understand from a financial standpoint, that they tend not to want to do that; so, in that case, if you were able to obtain the 5 week redemption, is you bank able to do the other items needed during that period of time so that at or near Mar 16, the bank is ready to come to the table to obtain a grant of time for rehabilitation
-previously, in these cases, the hearing officer has asked that the contractor's statement & other steps have been worked on so that by the time the City Council passes the Resolution to grant the 120 or 180 days, your contractors are ready to start work - rehab begins
-the theory behind that is to reduce the period of time that the blighting influence exists
-the city does not see that it's an inconvenience or a financial risk for the bank to take those steps*

Ms. Bjerckness:

-I think that's fair and I think it's dependent upon the result of the code compliance inspection; I don't think it's unreasonable to ask that a contractor go thru to provide a preliminary work plan/estimates; but I'm going to have a hard time getting my client to put forth any additional funds at this point

Mr. Magner:

-if the code compliance inspection report comes back and the bank makes a decision that rehab is not what they want to do, then, on Mar 16, they can say that they'll raze it or let the city raze it

-today, we are asking that all of that pre-determination can be done so that when Mar 16 comes around, a final decision can be made & put onto the record

Ms. Bjerkness:

-that makes sense

Ms. Nhia Vang:

-how long does it usually take to get the report after the code compliance inspection is done?

Mr. Manger:

-we should probably have the report back by the first full week of Mar; and that would give them a whole week to amend the preliminary contractor's statement/estimate (within the next few weeks, the contractor can do a walk thru; then, they get the code compliance insp report back and they can amend anything and make a decision by the end of that week and still have a couple days; the 16th is a Thu)

Ms. Nhia Vang:

-so, should we have them come back here on Mar 14 to discuss where they are in the process?

Mr. Magner:

-I think that times out pretty good

Ms. Bjerkness:

-I will be out of town Mar 14

Ms. Nhia Vang:

-OK; so then, we'll be back here Mar 28, 2017 to discuss things

Mr. Magner:

-by the end of the day Mar 17, could you submit the information from the bank so that we can review that; if we can do that, when Mar 28 comes, we may not need to have a hearing

-we will set the LH up for Mar 28; if the information comes in on Mar 17, we can review it; and we will either have the LH on Mar 28 or the recommendation will be generated on Mar 28 LH forwarded to the next City Council Public Hearing after that -that should give the bank plenty of time

-obviously, if something different comes up, notify us via email thru Mai Vang

Ms. Nhia Vang:

-so, by Mar 17, we will have a letter from you, Greta outlining what the contractor has indicated (a Work Plan with timelines or a sworn construction statement; and a financial statement from the bank) or maybe they will plan to demo

Mr. Magner:

-land tax value: \$7,000; and house tax value: \$43,000

Ms. Nhia Vang:

-you will get a follow-up letter

-Lay Over to Mar 28, 2017

The owner has posted a bond and applied for a code compliance inspection. The Legislative Hearing Officer will recommend that this matter be referred back to Legislative Hearing on March 28, 2017 and will expect to see the following by March 17, 2017: 1) a work plan with time lines for the completion of the rehabilitation of the

building, 2) a notarized bank statement showing the financial wherewithal to complete the rehabilitation of the property.

Referred to the City Council; due back on 3/1/2017

- 3 RLH OA 17-3** Making recommendation to Ramsey County on the application of Amos Graves for repurchase of tax forfeited property at 1221 BRADLEY STREET.

Sponsors: Brendmoen

Steve Magner, Code Enforcement Manager:

Repurchase Application for 1221 Bradley Street

-this was discussed here on Jan 24, 2017

-at that time, we had some concerns about activity at the property; also some other issues

-I believe that the hearing officer's thought on that was to contact the city attorney representing DSI for advice

Ms. Nhia Vang:

-I have a note that says, "Allow for Repurchase"

Mr. Magner:

-the information that I received was that based on our concerns, we don't think that it's prudent no to move forward with allowing repurchase; I don't think there's a concern that rises to the level that would keep that from moving forward

-DSI is recommending to allow for repurchase

Ms. Nhia Vang:

Legislative Hearing Officer recommends allowing the applicant to repurchase the property as it does not constitute a municipal problem

Referred to the City Council; due back on 3/15/2017

11:00 a.m. Hearings

Summary Abatement Orders

- 4 RLH SAO 17-8** Appeal of Raymond Becker to a Summary Abatement Order and Correction Notice at 1300 PAYNE AVENUE.

Sponsors: Bostrom

Grant the appeal; property is in compliance. (No one appeared.)

Referred to the City Council; due back on 3/1/2017

- 5 RLH SAO 17-7** Appeal of Linda Konicek to a Summary Abatement Order at 653 REANEY AVENUE.

Sponsors: Bostrom

Appearing: Appellant Linda Konicek, tenant; and Marjorie E Mangine, Trustee/Albert J Mangine and Adlyne A Mangine, owners.

Supervisor Paula Seeley:

-DSI received a complaint on Jan 26 re a large amount of debris in yard & on front steps

-I went out & issued Summary Abatement Order on garbage & debris in yard; the steps had been cleaned off I gave them to Jan 31, 2017 to come into compliance

-an appeal was filed

-I went out yesterday & took more photos; there is an excessive amount of debris throughout the rear & side yard

-our office receives complaints everyday

-photos taken Feb 3, 2017

Ms. Moermond:

-you indicated on your appeal that you have a disability and that there a number of things going on here

Ms. Konicek:

-I've rented there for 9 years; it's a duplex and I live on the main level; a few years ago, a lady moved in and had a bunch of cats; so, I just made sure that the appropriate people knew there were cats; many come & go

-I had always rented in a "no pet" bldg before; so, around summer time the person moved in & was pretty mean to me; she'd look into my window; and I heard her say, "She's dead;" she says a lot of harsh things to me; picks the lock on my door; tries to beat my door down, at times - has done it with a man, lately; things like that; she also has dogs, off leash; and I believe that it's still a "pet free" bldg but I've made it clear to people back in summer that there were dogs; they're little but they act ferociously; she turns them loose when I'm out working in my yard trying to bring stuff in that had, from what I could tell, flea eggs that had bothered me for a long time; I have respiratory & other health problems; so, I put them outside to freeze them but we've been having a freeze/thaw situation; rain had come, so I had tried to bring everything in soaking wet but my disabilities are a big problem, so I became extremely sick what turned into heavy, dark green sinus infection; now, I'm a Mayo Clinic nurse -I'm not trying to complain on this, unnecessarily but I have mobility issues, lung issues, low tolerance immune system & had to be on oxygen tanks for a while; I should be on them now but I can't afford them; I have severe medical issues; and all these things,

Ms. Moermond:

-you live in the lower unit; new tenant lives upstairs & has dogs & a lot of people coming & going

-you took possessions out of the house into the yard to freeze the bacteria; and there it remains

Ms. Konicek:

-I had an antique wing-back chair & a few things on the front porch

-the stuff in the yard are my possessions that I figured may have stuff that's going to hatch & I wanted to freeze it

-I brought a fair amount in but while I'm doing it, they let the dogs out & I'm getting screamed at by the guy across the street; he is high; he has threatened me over the years & yet they have junk everywhere; they've got a big dump site with all kinds of stuff - they are an industrial recycling of every kind of junk....(?); they have a car parked on the grass, etc. but I don't go yell at them

-I just saying, I have severe health issues and all these other things are going on

-I'm looking for more time because I'm handicapped & I've been ill.... and yet, people tend not to believe me but that's all I can tell people

Ms. Moermond:

-I promise that I'm not trying to be rude; but today, the small thing that I can work on

is the stuff that's in the yard; I don't have control over the other kinds of things going on

-I'd like to pause for just a moment to allow the owners of the property to tell us about any information that they have that might be helpful to problem solve the situation; then, come back & talk more with you

-asked the owners about their experience right now with this property/tenants

-noted, that as the property owners, they are the ones who will, ultimately, be held responsible for getting that yard cleaned-up no matter what

Ms. Marjorie Mangine:

-we are very aware that it's our responsibility to remove any junk & debris, etc.

-we got a letter from the city about that & I know that Linda got the letter, too; but I made a copy & wrote a note on there to her from us

-I can't reach her either by going there or by phone; so, on the note, I gave her until Fri afternoon to have it cleared out or it was going to be hauled away; I hired hauling people and they showed up on Fri afternoon; only then did Linda come out & start talking to me and said that she had talked to someone at the city, who gave her an extension only she did not have any paperwork to support that; I had the haulers there but I didn't really want them to take her possessions but on the other hand, I didn't want the city to come out & do it either; so, at the time, I asked the haulers if they would be able to come sometime over the weekend and they said that they could come at 10 am that Sun morning

-in the meantime, there were a couple calls back & forth to the city; and I told Linda to go down to the city & provide paperwork for either an extension or an appeal and if she could not provide that, on Sun morning, the haulers would come back & take all of her stuff

Ms. Moermond:

-asked Inspector Seeley for her estimate of what the clean up would cost if the city were to do it

Ms. Seeley:

-it's spread out - maybe between \$500 - \$800 plus the loss of the use of those possessions

Ms. Moermond:

-we don't want you to get that clean-up bill from the city; we want you to be able to clean it up

Ms. Konicek:

-those boxes are usually stored in my closet; the inspector last year was glad with how it was organized; it looks worse out in the yard than it does in my closet

-I have the furniture and most everything put away

-recently, Officer Mattson & 3 other officers were at the house re some of these other issues; he was kind of chewing me out; I told him that I was disabled and that I was trying to figure out how to get more time; I know that they don't believe me; Mr. Mangine had believed me; he thought that I was a pretty steady person, not trying to create a lot of problems; if you look at my record, I'm not trying to be a _____(?)

-all this is a little bit complicated for me; the guys across the street have been harassing me for years when I'm out in the yard; one threatened to kill me; the police kind of blow me off; they know who I'm referring to; all this goes back 6-7 years; it's uncomfortable, so I try not to go outside; I'm trying to do the best I can but that's pretty... to have all those things happen

-and the illness part has never been believed by anybody

Ms. Moermond:

-I believe you

-I want to come to a point where the things on the outside of the house to get either thrown away in a dumpster or washed, sanitized, debugged, get an exterminator through the house if there's fleas....

Mr. Konicek:

-I can't have all those chemicals in my house; I'm terminally ill; I can't do that

Ms. Moermond:

-we have a couple of options

-there might be services available for an extermination to be done that don't use chemicals

-do we have verification that there's an infestation?

Ms. Seeley:

-the inspector didn't mention a flea infestation

Ms. Moermond:

-if you want to keep your possessions, I suggest you clean them & bring them indoors

-if you don't want to keep them, the city will be happy to come & get them or the landlord will, in order to comply with the Order

-there are services that can help you: the House Calls Program, Ramsey County Public Health, 266-1285, may be able to help with some housekeeping services; they could assign a social worker, who specializes in this kind of difficult housing situation (a person who is having some type of housing crisis); this is not Social Services; it's not Health & Human Services - not any of that; House Calls has connections to get you a free dumpster; they might be able to help you get some of your things washed-- but we need to get a deadline on this or we need to take the step for someone else to step in and take care of that

-I understand that you are ill & can't do it; that doesn't mean that no one can do it; there's help out there

-call Lauren Lightner, House Calls, 266-1285

Ms. Konicek:

-I've been told that they will throw things out, only

Ms. Moermond:

-call them & explain your situation & what you need help with; and ask them what they have available; I think that they might be able to do more

-there are non-chemical options for extermination

-City Council Public Hearing Mar 1, 2017

Appeal denied. The property should be brought into compliance by March 3, 2017.

Referred to the City Council; due back on 3/1/2017

6 RLH SAO 17-6

Appeal of Patrick Brown to Summary and Vehicle Abatement Orders at 792 THOMAS AVENUE.

Sponsors: Thao

Patrick William Brown, owner, and his son, Patrick Thomas Brown, appeared.

Summary Abatement Order and a Vehicle Abatement Order

Supervisor Paula Seeley:

-complaint was received about debris in the yard
-inspector went out Feb 1, 2017 and send a Summary Abatement Order
-including removal of dismantled vehicle parts & other garbage, rubbish from the property; he also noted that there was a vehicle chassis in the yard with no license plates on an unapproved parking surface; he sent a Vehicle Abatement on that
-a Correction Notice was sent on Feb 24, 2017 to remove vehicle chassis & vehicle body (dismantled vehicle) from the property; remove SUV parked on the lawn
-I talked with the inspector's supervisor and the yard is clean now & the SUV that was parked on the lawn is gone
-we still have the issue of the chassis

Mr. Brown:

-my son bought the truck (doesn't work); it was towed in; we don't why we need a license for something that doesn't even work
-it's parked on my property, which I own; it's not on the street (confusing to me)
-I have a few things on my patio, not the lawn; is that justified or not?

Ms. Seeley:

-Inspector Martin said those things were now gone; done

Mr. Brown:

-the unlicensed vehicle is a hobby for my son to work on; he works on cars
-I don't think that it bugs any of the neighbors; I guess, it bugs the city

Ms. Moermond:

-there is no dispute that you can work on your own car on your own property; that's not what I'm hearing here; I'm hearing that the car needs tabs; it needs tabs whether or not it works

Mr. Brown:

-if we have to get tabs for it, we will

Ms. Moermond:

-it needs to be on an appropriate surface and it does need to be appropriately licensed
-it is also open to entry & unsecured & it has a tarp

Mr. Brown:

-I can't put it into the garage; my garage is below the alley so, water ran into my garage & turned to ice and I can't open my garage door; it's frozen shut; I can do it later
-came up to view the photos and said: "that's a topper on my son's car to keep snow off of it in winter"

Ms. Seeley:

-that's what the inspector wrote up; actually, it's just the chassis; if they go down to the DMV, they aren't going to get tabs for just a chassis
-I would consider that improper storage (my interpretation) because according to Ordinance, we allow 30 days for someone to work on a vehicle unless they put it into the garage

Ms. Moermond:

-right now, under that tarp is the chassis? (Mr. Brown: it's the engine)

Ms. Seeley:

-it's a chassis with 2 tires and an engine

Ms. Moermond:

-I thought that was a trailer; that's junk; it's not even a vehicle; it's a big hump of scrap metal

Mr. Brown's son:

*-it was a whole vehicle that ran when I bought it; then, I disassembled it to re-build it
-I just simply want to be able to have it there in my dad's driveway (not affecting anything; not hurting anybody); I'm planning to do a complete restoration & moving it into a garage when I can do it, financially*

Ms. Moermond:

*-our city has laws that say you can't have appliances, big pieces of sheet metal, tires, bags of garbage, etc. stored outside - sitting in the yard; and this falls into that category; this is not a vehicle that runs or parked in the garage to be worked on; so, it's a violation of the city's exterior maintenance codes
-I get where you're coming from but you're in the middle of a city & we have laws
-so, there's no room in your garage?*

Mr. Brown:

-I run a lawn car business and everything I need for that is in my small garage; there's no more room

Ms. Moermond:

*-the dismantled car parts have to go or I need the car to run or you need 30 days to get it running; and it needs current tabs parked on an approved surface
-it's fine to work on your own car in your own yard; you can work on your own car in your own garage forever
-you need to figure out how you're going to handle this
-I'm look at this as scrap metal; it needs permanent storage
-I will grant 30 days for you to come into compliance or the city will go and remove it
-apparently, you won't get tabs for just the chassis & engine; it needs to be a complete vehicle
-talk to the State of MN
-this will go to the City Council Public Hearing on Mar 1, 2017
-will recommend granting to Mar 24, 2017 for compliance*

Appeal denied; property must be brought into compliance by March 24, 2017.

Referred to the City Council due back on 3/1/2017

11:30 a.m. Hearings

Vehicle Abatement Orders

- 7 [RLH SAO 17-11](#) Appeal of Randy S. Sellers to a Vehicle Abatement Order at 789 MARYLAND AVENUE EAST.

Sponsors: Bostrom

At the February 28 Legislative Hearing, there will be a deadline set to bring the property into compliance.

Laid over to the Legislative Hearings; due back on 2/28/2017

Orders To Vacate, Condemnations and Revocations

- 8 [RLH VO 17-2](#) Appeal of Bruce Magnuson to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate at 1271 SEMINARY AVENUE.

Sponsors: Stark

Laid over to February 28, 2017. Stay of enforcement of vacate order allowing continued occupancy through March 1, 2017 by owner while repairs are underway if the following conditions are met: 1) furnace repair/replacement to be completed under permit by February 21, 2017; 2) owner shall change locks and not allow occupancy by anyone other than self during the stay of enforcement; 3) owner shall seek assistance from the House Calls Program for programming targeted to meet his health and housing needs; 4) owner shall seek assistance to repair code violations and was referred to the City's Housing and Redevelopment Authority (Michelle Vojacek at 651-266-6599); Neighborworks Home Fund, Rondo Land Trust, and Ramsey Action Program (furnace); and 5) owner shall bring forward bids for repair of electrical code and water heater items on the February 13 orders at the February 28 Legislative Hearing.

Laid over to the Legislative Hearings; due back on 2/28/2017

1:30 p.m. Hearings**Fire Certificates of Occupancy**

- 9 [RLH FCO 17-21](#) Appeal of John A. Larson to a Fire Certificate of Occupancy Approval with Corrections at 894 GRAND AVENUE.

Sponsors: Noecker

John A Larson, tenant, and Alisa Lein, property manager, appeared.

Fire Supervisor A J Neis:

-Fire Certificate of Occupancy Approval with Corrections

-Re-Inspection conducted by Fire Inspector Mike Cassidy Jan 27, 2017

-only remaining code violation is in Unit 203, in which there was an excessive accumulation of combustible materials

-the building is a Class A property; it is in very good condition and is very well maintained

-I spoke with Mr. Larson

-I viewed the photos that he brought with him today

-it appears that tremendous strides have been made to get the home orderly

-the inspector's photos show the boxes & materials are orderly; they do not appear to be unsanitary

-the escape window is clear & operable

-currently, he is organizing items that are on his bed

-looks like we're in pretty good shape

Mr. Larson brought up his photos for Ms. Moermond to view.

Ms. Moermond:

-the bathroom, kitchen, living/dining room & hallway are neat & clean

-it looks like there is compliance with the Order, now

Mr. Neis:

-I would concur

-Mr. Larson has been an extremely long term tenant - 30+ years; and the property is managed by very responsible landlords

-based on Mr. Larson's photographs and his support of his landlord, I don't think that we need to re-inspect on Feb 24

Ms. Moermond:

-your appeal is granted

Appeal granted; property is in compliance.

Referred to the City Council; due back on 3/1/2017

- 10 [RLH FCO 17-22](#) Appeal of Brian & Jill Dobie to a Fire Inspection Correction Notice at 1737 STANFORD AVENUE.

Sponsors: Tolbert

Withdrawn

2:30 p.m. Hearings

Vacant Building Registrations

- 11 [RLH VBR 17-4](#) Appeal of Thong Her, Sierra Properties, to a Vacant Building Registration Notice plus Revocation of Fire Certificate of Occupancy and Order to Vacate at 1177 ALBEMARLE STREET.

Sponsors: Brendmoen

Laid over to March 7, 2017. If the owner gets his fire certificate of occupancy reinstated by March 7, the property will be released from the vacant building program.

Laid over to the Legislative Hearings; due back on 3/7/2017

- 12 **RLH VBR 17-10** Appeal of Kenneth Cobb to a Vacant Building Registration Requirement, Summary Abatement Order, and Vehicle Abatement Order at 512 CENTRAL AVENUE WEST.

Sponsors: Thao

No one appeared.

Supervisor Matt Dornfeld, Vacant Buildings:

-I sent you & Mai an email this morning

-I spoke with Mr. Cobb, who had been at a hearing earlier; we did some digging on the ownership and probate

-we ended up agreeing that Mr. Cobb is the legal representative

-Mr. Cobb claims that he had to leave town to attend to some family health issues; and upon inspection, I thought that the house appeared to be illegally occupied; lights were on & there were a couple of vehicles in the driveway; I saw people inside but they did not come to the door; I tried calling Mr. Cobb but didn't get a response; I sent a Summary Abatement Order to Vacate and to board, which Mr. Cobb appealed and returned my phone call at that point

-since then, he's come back into town; has pulled multiple permits & is getting closed to his sign-off

-so, I am intending not to enforce that SA

-he said that he had a friend, who stayed there for a couple of nights; he is no longer there; we resolved is over the phone this morning

-the property is currently vacant & secured by normal means

-progress is being made toward code compliance

Ms. Moermond:

-he rectified the situation

-so, the VB appeal is denied; the property did need to be vacated but we do not need to board it

Appeal granted on the Summary Abatement Order and Vehicle Abatement Order as the property is in compliance. The appeal is denied on the Vacant Building Registration Requirement.

Referred to the City Council; due back on 3/1/2017

- 13** **RLH VBR 17-17** Appeal of Rebecca Devine to a Vacant Building Registration Requirement at 1909 JEFFERSON AVENUE.

Sponsors: Tolbert

Appeal granted and owner given a 90 day waiver from paying the vacant building fee.

Referred to the City Council; due back on 3/15/2017

- 14** [RLH VBR 17-16](#) Appeal of Luul Omar, Ilham LLC, to a Vacant Building Registration Notice at 307 PAGE STREET EAST.

Sponsors: Noecker

Laid over to March 7, 2017. If the owner gets his fire certificate of occupancy reinstated by March 7, the property will be released from the vacant building program. CCPH 3/15/17

Laid over to the Legislative Hearings; due back on 3/7/2017

- 15** **RLH VBR 17-15** Appeal of Eng Tat Ng to a Vacant Building Registration Requirement at 303 TOPPING STREET.

Sponsors: Thao

Appeal granted. Vacant building to remain a Category 1 and fee waived for 90 days due to fire. After 90 days, the building will revert to Category 2 status.

Referred to the City Council; due back on 3/15/2017