



# 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

March 18 2026

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 957300)
- 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, March 31, 2026

Location of Hearing:

Telephone: you will be called between

&

In person (Room 330 City Hall) at: 1:00 p.m.  
(required for all Fire C of O revocation & vacate; Condemnation orders)

## Address Being Appealed:

Number & Street: 1166/1164 Cumberland St City: Saint Paul State: MN Zip: 55117

Appellant/Applicant: Minh Nguyen Email minhcattien@yahoo.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 651-246-1373

Signature: [Signature] Date: 3/13/26

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

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

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

## What Is Being Appealed and Why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/Revocation of Fire C of O Need time to correct issues
- Summary/Vehicle Abatement \_\_\_\_\_
- Fire C of O Deficiency List/Correction \_\_\_\_\_
- Code Enforcement Correction Notice (Vietnamese interpreter requested)
- Vacant Building Registration \_\_\_\_\_
- Other (Fence Variance, Code Compliance, etc.) \_\_\_\_\_

**Subject:** Appeal and Repair Timeline Plan  
1164–1166 Cumberland Street  
St. Paul, Minnesota

To Whom It May Concern,

I am writing on behalf of the property owner, Minh Hoang Nguyen, regarding the Notice of Condemnation and Order to Remain Vacant issued on March 6, 2026 for the property located at **1164–1166 Cumberland Street in St. Paul, Minnesota.**

We understand the seriousness of the deficiencies identified by the Department of Safety and Inspections and are committed to correcting all violations and bringing the property into full compliance.

At this time, both units are currently involved in **ongoing eviction proceedings**. Under the court process, former occupants have **28 days to retrieve their belongings** and must coordinate appointments with the property owner to access the units. Because of this legal process, we are unable to fully clear the units and begin repair work until the occupants have completed removal of their personal property.

Once lawful possession of the premises is restored and the units are cleared, we will immediately begin remediation work. Our repair timeline is as follows:

**Phase 1 – Property Clearing**

- Coordinate scheduled access for former occupants to retrieve belongings
- Remove any remaining debris and personal property from the property
- Remove beds and sleeping arrangements from the basement areas
- Conduct a full internal inspection of both units to assess repair needs

**Phase 2 – Safety and Utility Repairs**

- Repair leaking water lines identified in the basement
- Inspect and repair any electrical systems affected by water exposure
- Install smoke detectors and carbon monoxide detectors throughout the property
- Replace the dryer exhaust duct with proper rigid metal ducting as required by code

**Phase 3 – Code Compliance and Final Repairs**

- Ensure basement areas are no longer used as sleeping areas without proper egress
- Address any additional structural or safety issues identified by inspection
- Confirm utilities and safety systems are functioning properly
- Prepare property for reinspection by the Department of Safety and Inspections

We anticipate that the full repair process will take **no longer than three (3) months once the property is fully vacated and cleared.**

We respectfully request additional time to complete these repairs due to the eviction process currently underway. Our intention is to correct all violations responsibly and ensure the property meets all applicable safety and housing standards.

We appreciate the City's consideration and will cooperate fully with the Department of Safety and Inspections during this process.

Sincerely,

Minh Hoang Nguyen  
Property Owner  
1164–1166 Cumberland Street  
St. Paul, Minnesota



March 2, 2026

Minh Nguyen  
2954 Duluth Street  
Maplewood, MN 55109-5519

## **NOTICE OF CONDEMNATION AND ORDER TO REMAIN VACANT**

RE: 1164 & 1166 Cumberland Street

Dear Property Representative:

An inspection was made of your building on March 2, 2026 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

**A reinspection will be made on or after March 6, 2026.**

Failure to comply may result in a criminal citation. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

### DEFICIENCY LIST

1. SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office. Building condemned for the following but not limited to; lack of basic facilities, gas, water, electricity, unsanitary conditions, illegal occupancy, missing smoke and CO alarms.
  - a. 1166 Cumberland placarded as condemned and boarded up today. Gas and electric service have both been shut off to this unit.
  - b. 1164 Cumberland has been placarded as condemned with a vacate date of March 6, 2026.
  - c. 1164 Cumberland basement has been placarded as condemned with an immediate vacate date of today.

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 the original orders.

If you have any questions, email me at: [keith.demarest@ci.stpaul.mn.us](mailto:keith.demarest@ci.stpaul.mn.us) or call me at 651-266-8980 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Keith Demarest  
Fire Safety Supervisor



January 30, 2026

Minh Hoang Nguyen & Gia Li T Nguyen  
2954 Duluth Street  
Maplewood, MN 55109-5519

### CORRECTION NOTICE

RE: 1164 & 1166 Cumberland Street

To Minh Hoang Nguyen & Gia Li T Nguyen

An inspection was made at this property on January 23, 2026. You are hereby notified that the following deficiency list must be corrected. ***Reinspection for this property is scheduled for March 2, 2026, at 10:00 AM.***

### DEFICIENCY LIST

1. **Fire Certificate of Occupancy Requirement.** SPLC 40.01. The certificate of occupancy for this property expired on June 6, 2025. Owner required to renew certificate of occupancy.
2. **Responsibilities of Occupants Relating to the Maintenance of Dwelling Units on Residential Properties.** SPLC 34.16.
  - a. Tenant is responsible for the cleanliness of the interior of the home.
  - b. Remove plastic from ceiling in basement. This plastic is both a fire hazard and is also covering a smoke alarm.
3. **Basic Facilities on Residential Properties.** SPLC 34.11.
  - a. During today's inspection, inspector found water pipes leaking in the basement. Pipes are overhead, near the dryer, and next to an electrical connection. Plumbing repairs shall be completed under appropriate permits by a licensed plumber.
  - b. Knobs in shower are not working as designed. Tenant currently using a tool to control knobs. Repair/replace all necessary plumbing to ensure shower is returned to a professional state of repair.

4. **Light and Ventilation on Residential Properties.** SPLC 34.14. During today's inspection, while inspecting the basement, inspector found water lines leaking near an electrical switch. Water lines shall be repaired, and electrical system shall need to be inspected.
5. **Minimum Standards for Safety from Fire on Residential Properties.** SPLC 34.15.
  - a. Several smoke and carbon monoxide alarms missing from property. By reinspection, install appropriate detectors throughout home.
  - b. 1164 basement. On day of inspection, there were several beds set up in the basement of this property. There are no emergency exits in the basement. By reinspection, all beds shall be removed from the basement and basement shall no longer be occupied.
6. **Inspections.** SPLC 34.19. On March 2, 2026, at 10:00 AM, this entire property to include both 1164 & 1166 shall be inspected. Tenant required to allow access. Owner must give appropriate notice to tenants.
7. **Exhaust Ducts, Material and Size.** Minnesota Mechanical Code 504.8.1
  - a. Basement. Exhaust tubing currently attached to clothes dryer is of the accordion, flexible style. Exhaust ducts shall have a smooth interior finish and shall be constructed of metal not less than 0.016 inch in thickness. Replace flexible ducting with appropriate ducting.

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If you have any questions, email me at: [keith.demarest@ci.stpaul.mn.us](mailto:keith.demarest@ci.stpaul.mn.us) or call me at 651-266-8998 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Keith Demarest  
Fire Safety Supervisor