



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

APR 16 2026

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

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 957315)
 - 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, April 21, 2026

Location of Hearing:

Telephone: you will be called between

11:00 a.m. & 1:00 p.m.

In person (Room 330 City Hall) at: _____

(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 1478 Ames Ave. City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Michael Corcoran Email mikecorcoran32@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 651-253-3632

Signature: Michael Corcoran Date: 4-16-26

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
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

Dumpster is gone,
Some bldg materials are for rear deck
project with permit, scaffold (green) is
for project, cluttered storage and tarp
items working to eliminate and weather
is permitting to accomplish things now.

Thank you very much
for your patience. Mike



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HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, _____
Location of Hearing: <input type="checkbox"/> Telephone: you will be called between _____ & _____
<input type="checkbox"/> In person (Room 330 City Hall) at: _____ (required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 1478 Ames ave City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Michael Corcoran Email mikecorcoran110@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 651-253-3632

Signature: Michael Corcoran Date: 4-16-20

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

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 - Other (Fence Variance, Code Compliance, etc.)
- Toyota LRE-811 Current tabs
now
- Honda LRE-813 had current tabs as of Sept 26, have to get old front plate off, to install new, rear was ok moving vehicle when tires filled.
- Tarped Vehicle - moving to garage site.
thank you!



Summary Abatement Order

Date: 4/9/26

To: Michael E Corcoran
Angelique A Corcoran

1478 Ames Ave
St Paul MN 55106-3517

*Received by
U.S. Mail
April 15, 2026
8 days of 9
to appeal*

Yog hais tias koj tsis to taub tsab ntwav no, hu rau ntawm (651) 266-8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj.

As owner or person(s) responsible for 1478 Ames Ave you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

Remove improperly stored or accumulated refuse including: garbage, rubbish, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas. **Please remove and properly dispose of the totes, cluttered storage, tarp and tarped items, construction materials, scrap metal, dumpsters, tires, refuse the trailers and contents from the property. Thanks.**

Cut and remove tall grass, weeds and rank plant growth. _____

Remove and properly dispose of all animal feces from yard areas. _____

IMMEDIATELY secure all buildings which are open to unauthorized entry, including: _____

Other: _____

If you do not correct the nuisance or file an appeal before 4/16/26, the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.

Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately \$450 per hour plus expenses for abatement.

You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times. Failure to comply may result in a criminal citation

Issued by: Anthony Munos Badge number: 331 Phone number: (651) 266-9058

If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., Saint Paul, MN 55102. The telephone number is (651) 266-8688. You must submit a copy of this Summary Abatement Notice with your appeal application.

WARNING: Code Inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

DSI's Mission

To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.



Received by
U.S. Mail
April 15, 2026
8 days of 9
to appeal

Michael E Corcoran
Angelique A Corcoran

1478 Ames Ave
St Paul MN 55106-3517

Vehicle Abatement Order

Date:

4/9/26

Yog hais tias koj tsis to taub tsab ntawv no, hu rau ntawm (651) 266-8989. Lwv mam nrhiav ib tug neeg txhais lus los pab koj. Si necessita un traductor, por foavor llamanos al (651) 266-8989.

As owner or person(s) responsible for **1478 Ames Ave** you are hereby notified **the following vehicles are in violation of the Saint Paul Legislative Code, Chapters 45, or 163:**

Vehicle	#1	#2	#3
Make	HONDA	TOYOTA	TARPED VEHICLE
Color	BLUE	SILVER	BROWN TARP
License	LRE 813 SEP 25	LRE 811 MAR 26	UNKNOWN
Violation	A, D, E, G	D	A,D,E,
Vehicle	#4	#5	#6
Make			
Color		4-9-26	
License		OK	
Violation			

Violation code:

- A — Lacks current license/tabs
- B — Open to entry/unsecured
- C — Missing vital parts/dismantled
- D — Appears undriveable/inoperative
- E — Unimproved surface

- F — Commercial vehicle on residential property
- G — Flat tires
- H — Violation of side yard setback
- I — Other: _____

Failure to comply may result in tagging and/or towing charges: if the City impounds and disposes of the vehicle(s),

the charges assessed to the above property will be approximately \$1,000.00 for each vehicle. This charge does not include impound fees and other related costs for release of vehicle(s).

Vehicles found to be in violation on or after 4/16/26 will be removed, impounded and disposed of in accordance with law. The cost of this abatement will be charged against the property as a special assessment to be collected in the same way as property taxes. Noncompliance with this order and repeat violations will result in the issuance of criminal citation and/or additional fines or assessments which may be levied against your property.

Issued by: Anthony Munos Badge number: 331 Phone number: (651)-266-9058

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