APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

City Clerks Office
Received
Date 2-7-25

We need the following to process your app

- [x] $25 filing fee (non-refundable) (payable to the City of Saint Paul)(if cash: receipt number_____)
- [x] Copy of the City-issued orders/letter being appealed
- [x] Attachments you may wish to include
- [x] This appeal form completed
- [x] Walk-In *OR* ☐ Mail-In

for abatement orders only: ☐ Email *OR* ☐ Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, February 18, 2025
Location of Hearing:
[x] **Telephone:** *you will be called between*
1:00 p.m & 3:00 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: 576 Lexington pkwy City: St paul State: MN Zip: 55104

Appellant/Applicant: Abah Mohamed Email southeastar@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 612 702 7231

Signature: Abah Mohamed Date: 1/17/2025

Name of Owner (if other than Appellant): Abah Mohamed

Mailing Address if Not Appellant's: 2542 17th Ave Mpls, MN 55404

Phone Numbers: Business _____ Residence _____ Cell 612 702-7231

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**
- [x] **Vacant Building Registration**
- ☐ **Other** (Fence Variance, Code Compliance, etc.)

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

January 15, 2025

Abah A Mohamed
2542 17th Ave
Minneapolis MN 55404- 4001

Customer #:1608170
Bill #: 1923847

VACANT BUILDING REGISTRATION NOTICE

The premises at 576 LEXINGTON PKWY N
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 $2,459.00 . 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 February 15, 2025 .

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 catergory 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 , Daniel Hesse, at 651- 252- 8293 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, Daniel Hesse, at 651- 252- 8293.

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: dh
vb_registration_notice 11/14

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

January 14, 2025

Abah Mohamed
2542 17TH AVE S
MINNEAPOLIS MN 55404USA

NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE

RE: 576 LEXINGTON PKWY N
Ref. # 127153

Dear Property Representative:

Your building was inspected on January 14, 2025.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed, or the building vacated by the re-inspection date.

A reinspection will be **made on February 20, 2025, at 10:30AM.**

CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Interior - Basement - MN Stat. 299F.362, MSFC 1103.8 - Immediately provide and maintain a smoke alarm. **--Provide the missing smoke alarm.**

2. Interior - Basement stairs - SPLC 34.09 (3) 34.33 (2) - Provide an approved handrail. Every required handrail and guard shall be firmly fastened and capable of supporting imposed loads and shall be maintained in a professional state of maintenance and repair and in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. --**Provide the missing handrail.**

3. Interior - Garage - SPLC 34.19 - Provide access to the inspector to all areas of the building. -**Allow access to the garage.**

4. Interior - Main entry - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. -**Remove the carpet and bedframes and materials. (East parlor)**

5. Interior - Throughout - MSFC 604.1- All light fixtures shall be maintained with protective globes if originally equipped. -**Provide missing globes. (Bedrooms, hallways, bathrooms)**

6. Interior - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner. -**Repair the damaged or missing trim and door woodwork.**

7. Interior - Upstairs bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. -**Repair the bathroom faucet. (Upstairs bathroom)**

8. Interior - Where indicated - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -**Repair and maintain the walls. (Main floor, upstairs bathroom)**

9. Interior - Where indicated - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -**Repair and maintain the ceilings in the bathrooms. (Main floor, upstairs bathroom)**

10. Throughout - SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. -**1. Restored water to the building.**

2. Per Xcel Energy, the electrical and or gas utilities (one or both) have been disconnected. Please contact Xcel Energy directly to restore services at 1-800-895-4999 to avoid further action.

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: Torrance.Harriel@ci.stpaul.mn.us or call me at 651-266-8941 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Torrance Harriel
Fire Safety Inspector
Ref. # 127153

cc: Housing Resource Center
Force Unit