



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

AUG 29 2023

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 445621)

☒ 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 5, 2023

Location of Hearing:

☐ Telephone: you will be called between

_____ & _____

☒ In person (Room 330 City Hall) at: 11:30 a.m.

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

Address Being Appealed:

Number & Street: 34 Sycamore E City: St Paul State: MN Zip: 55117

Appellant/Applicant: RANDALL RADWZ Email: randz.radwz@gmail.com

Phone Numbers: Business: 651-440-9835 Residence: 651-925-9854 Cell: _____

Signature: [Signature] Date: 8-29-2023

Name of Owner (if other than Appellant): Same

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.)

- Orders were obtained in

- Violation of

- Owners Constitution

- Rights



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

August 28, 2023

Randall A Radunz
34 Sycamore St E
St Paul MN 55117-5559

Customer #:1672466

Bill #: 1764268

VACANT BUILDING REGISTRATION NOTICEThe premises at **34 SYCAMORE ST 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 **\$2,459.00**. 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 September 28, 2023 .

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 , Matt Dornfeld, at 651- 266- 1902 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, Matt Dornfeld, at 651- 266- 1902.

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: md
vb_registration_notice 11/14



August 24, 2023

REVISED NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE

Randall A Radunz
34 Sycamore St E
St Paul MN 55117-5559

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **34 SYCAMORE ST E** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **JULY 19, 2023** and ordered vacated no later than **JULY 20, 2023**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, *Vacation of Structure or Unit*:

"Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned."

THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL; DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT.

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. SPLC 34.23. - **CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home has been gutted on the main floor. Inspector found the home filled with dog feces, egress windows blocked, small walking path throughout the home. This is also a fire hazard due to the excessive combustibles.
2. SPLC 34.08. - **ANIMAL FECES:** Immediately remove and properly dispose of all animal feces from the yard or lot. Animal feces should be removed daily so as not to constitute a nuisance. Always maintain the property in a clean condition.

PLEASE REMOVE ALL ANIMAL FECES FROM THE FLOORS
THROUGHOUT THE HOUSE. THANK YOU.

3. SPLC 34.11. - **BATHROOM:** Every dwelling unit shall contain within its walls a room, or adjacent rooms, separate from the habitable rooms which affords privacy, and which is equipped with a toilet, hand sink and bathtub or shower.

MAIN FLOOR BATHROOM HAS BEEN REMOVED AND ILLEGAL
BATHROOM HAS BEEN INSTALLED IN THE BASEMENT WITH
SHOWER DRAINING INTO THE FLOOR DRAIN, BATHROOM IS NOT
ENCLOSED, NO VENTILATION AND NO GFCI. PERMIT IS REQUIRED
FOR PROPER INSTALLATION OF THE BATHROOM(S). THANK YOU.

4. SPLC 34.15. - **CARBON MONOXIDE ALARM:** 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.

PLEASE INSTALL CARBON MONOXIDE DETECTORS AS REQUIRED
WITHIN TEN FEET OF ALL SLEEPING AREAS. THANK YOU.

5. SPLC 34.10. - **CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair.

CEILINGS HAVE BEEN REMOVED THROUGHOUT THE ENTIRE MAIN
FLOOR. PERMIT IS REQUIRED FOR INSTALLATION OF NEW CEILINGS.
THANK YOU.

6. SPLC 34.09. - **CHIMNEY:** The chimney is defective, deteriorated or in a state of disrepair. Replace all missing or defective bricks, tuck point as needed to restore the chimney to a professional state of maintenance and repair. Permit may be required.

IMPROPER CONNECTION OF THE FURNACE TO THE CHIMNEY AND HOLES IN THE CHIMNEY. PLEASE REPAIR THE CHIMNEY, INSTALL THE REQUIRED LINER, IF NEEDED, AND PATCH ALL HOLES IN THE CHIMNEY. PERMIT IS REQUIRED. THANK YOU.

7. SPLC 45.03. - **COMBUSTIBLE MATERIALS:** Immediately remove and discontinue excessive accumulation of combustible materials.

PLEASE REMOVE ALL COMBUSTIBLE STORAGE FROM THROUGHOUT THE PROPERTY. THANK YOU.

8. SPLC 33.03 (c). - **DRYER VENTING:** Provide, repair, or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work may require a permit(s). Call DSI at (651) 266-8989.

IMPROPER DRYER VENTING. PLEASE PROPERLY INSTALL DRYER VENTING AND REMOVE FLEXIBLE VENT PIPE. PERMIT IS REQUIRED. THANK YOU.

9. SPLC 34.11. - **ELECTRICITY:** Immediately repair electrical service. Use of candles, fuel operated lighting or extension cord wiring and temporary lighting is not permitted. Have the hard-wired smoke detector repaired or replaced by a licensed electrician under permit. Remove all temporary lighting and extension cords from the interior and exterior of home.

OUTLETS AND LIGHT FIXTURES MISSING, HANGING WIRES, OPEN BOXES AND NEW WIRING THROUGHOUT THE HOUSE. PLEASE REPAIR OR REPLACE ALL IMPROPER, HAZARDOUS WIRING THROUGHOUT THE HOUSE. PERMIT IS REQUIRED. THANK YOU.

10. SPLC 34.13. - **EMERGENCY ESCAPE AND RESCUE OPENING:** At least one window or door opening in every room used for sleeping purposes shall be openable from the inside and maintained in a professional state of maintenance and repair. Provide and maintain an approved opening from each sleeping room or area or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.

EXCESS STORAGE AND BOARDED WINDOWS ARE OBSTRUCTING EGRESS WINDOWS. PLEASE REMOVE ALL OBSTRUCTIONS AND REMOVE THE BOARDS FROM THE WINDOWS. PERMIT IS REQUIRED. THANK YOU.

11. SPLC 45.03. - **EXPOSED WIRES:** Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-9090.

PLEASE REPAIR OR REPLACE ALL DAMAGED ELECTRICAL FIXTURES. PERMIT IS REQUIRED. THANK YOU.

12. SPLC 45.03. - **EXTENSION CORDS:** Immediately, discontinue use of frayed, deteriorated, damaged, or spliced electrical cords adequate to meet the building's needs. This work may require a permit(s), call DSI at (651) 266-9090.

PLEASE REMOVE ALL TEMPORARY LIGHTING AND REMOVE ALL EXTENSION CORDS THROUGHOUT THE HOUSE. THANK YOU.

13. SPLC 34.10. - **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair.

FLOOR AT THE REAR ENTRYWAY IS NOT PROPERLY SUPPORTED AND APPEARS TO HAVE COMPROMISED STRUCTURAL INTEGRITY. PLEASE REPAIR REAR ENTRY FLOOR AND ALL FLOORS THROUGHOUT THE HOUSE, AS NEEDED. PERMIT IS REQUIRED. THANK YOU.

14. SPLC 34.11. - **HEATING FACILITIES:** Every residential building or residential portion of a building shall have heating facilities that are properly installed, safely maintained and in good working condition, and capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein to a temperature of at least sixty-eight (68) degrees Fahrenheit.

IMPROPERLY INSTALLED FURNACE IN THE BASEMENT WITH NO DUCT WORK. PLEASE INSTALL THE FURNACE TO MEET ALL CODE REQUIREMENTS. PERMIT IS REQUIRED. THANK YOU.

15. SPLC 45.03. - **MECHANICAL CLEARANCE:** Provide 30 inches clearance around all mechanical equipment including the furnace and water heater.

PLEASE REMOVE ALL COMBUSTIBLE ITEMS FROM AROUND THE FURNACE AND WATER HEATER. THANK YOU.

16. SPLC 33.03. - **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits may be required.

PLEASE REPLACE/ RESTORE ALL MISSING OR IMPROPER PLUMBING THROUGHOUT THE HOUSE. PERMIT IS REQUIRED. THANK YOU.

17. SPLC 34.15. - **SMOKE DETECTOR:** The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time. Immediately provide and maintain a smoke detector located outside each sleeping area.

PLEASE INSTALL A WORKING SMOKE DETECTOR ON EACH LEVEL OF THE PROPERTY. THANK YOU.

18. SPLC 34.10. - **INTERIOR STAIRS:** Every flight of stairs shall be maintained in a professional state of maintenance and repair. 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.

STRINGERS ON THE SECOND FLOOR STAIRWAY, VISIBLE FROM THE FIRST FLOOR APPEAR TO BE INADEQUATELY SUPPORTED. PLEASE REPAIR ALL STAIRWAYS TO MEET CODE INCLUDING HANDRAILS. PERMIT MAY BE REQUIRED. THANK YOU.

19. SPLC 34.10. - **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair.

IT APPEARS THAT LOAD-BEARING WALLS HAVE BEEN REMOVED FROM MULTIPLE LOCATIONS ON THE FIRST FLOOR. PLEASE RESTORE ALL INTERIOR WALLS, AS NEEDED, FOR PROPER SEPARATION AND SUPPORT THROUGHOUT THE HOUSE. PERMIT IS REQUIRED. THANK YOU.

20. SPLC 34.11. - **WATER HEATER:** Every residential building or residential portion of a building shall have water heating facilities installed in accordance with the plumbing code, properly maintained and properly connected with hot water lines required under paragraph (4) of this section and which are capable of heating water to a temperature of 110 degrees Fahrenheit but not more than 120 degrees Fahrenheit. An adequate amount of water pressure shall be available for the system served. Contact a licensed contractor to repair or replace the water heater. This work may require a permit(s). Call DSI at (651) 266-9090.

UNABLE TO PROPERLY VIEW WATER HEATER INSTALLATION. PLEASE OBTAIN THE SERVICES OF A LICENSED CONTRACTOR TO CERTIFY THE WATER HEATER INSTALLATION AND MAKE NECESSARY CORRECTIONS. PERMIT WAS NOT PULLED FOR INITIAL INSTALLATION AND WILL BE REQUIRED. SECOND, UNINSTALLED WATER HEATER IN THE BASEMENT WILL NEED TO BE INSTALLED OR REMOVED FROM THE HOUSE. THANK YOU.

21. SPLC 34.09. - **WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame, and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair.

PLEASE REPAIR OR REPLACE ALL WINDOWS THAT ARE BROKEN OR MISSING COMPONENTS. WINDOWS MUST FUNCTION AS DESIGNED. PERMIT MAY BE REQUIRED. THANK YOU.

Other Violations: These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

1. SPLC 34.19. – **ACCESS:** Provide access to the inspector to all areas of the building.

ACCESS WAS NOT ALLOWED TO THE SECOND FLOOR AND A PORTION OF THE BASEMENT. PLEASE ALLOW ACCESS TO ALL AREAS. THANK YOU.

2. SPLC 34.09. - **DOOR(S):** All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame.

PLEASE INSTALL, REPAIR OR REPLACE ALL NECESSARY DOORS AND HARDWARE THROUGHOUT THE HOUSE. THANK YOU.

3. SPLC 34.09. - **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective or peeling paint, or unpainted wood surfaces. Maintain in a professional state of maintenance and repair.

PLEASE REPAIR ALL EXTERIOR WALLS, AS NEED, TO PROVIDE A WEATHER RESISTANT SURFACE. THANK YOU.

4. SPLC 34.14. - **VENTILATION:** Provide and maintain a window or approved ventilation system in all bathrooms. Repair or replace non-functioning ventilation system to meet code. Permit may be required.

PLEASE PROVIDE PROPER VENTILATION FOR ALL BATHROOMS. PERMIT MAY BE REQUIRED. THANK YOU.

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact the Inspector, Richard Kedrowski, at 651-266-9141. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,

Richard Kedrowski
Enforcement Officer

rk

cc: Posted to ENS



SAINT PAUL
SAFETY & INSPECTIONS

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

August 24, 2023

23 - 018789

VEHICLE ABATEMENT ORDER

Randall A Radunz
34 Sycamore St E
St Paul MN 55117-5559

- Yog hais tias koj hais tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yog pab dawb zwb.
- Si necessita un traductor, por favor llamanos al (651) 266-8989. No costo.

As owner or person(s) responsible for 34 SYCAMORE ST E, 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	CADILLAC	ACURA	CADILLAC
Color	WHITE	SILVER	BLACK
License	ESK 919 EXP 02/21	CAS 671 EXP 04/19	GFG 119 EXP 04/22
Violation	A, C, D, E	A, B, D, E	A, C, D, E
Vehicle	#4	#5	#6
Make	CADILLAC		
Color	WHITE		
License	NONE		
Violation	A, B, C, D, E		

VIOLATION CODE:

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

FAILURE TO COMPLY MAY RESULTS 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 September 06, 2023 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

Issued by: Richard Kedrowski

Badge Number: 320

Phone Number: 651-266-9141

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, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8585. You must submit a copy of this Vehicle Violation Notice with your appeal application.

***WARNING:** Code inspection and enforcement trips cost the taxpayers money. If multiple trips within a year to your property are required to ensure compliance with the law, you may be charged for the cost of inspections and enforcement trips to your property. Such charges are in addition to any other fines or assessments which may be levied against you and your property.

CITY OF SAINT PAUL

AN AFFIRMATIVE ACTION &
EQUAL OPPORTUNITY EMPLOYER

STPAUL.GOV