



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

JAN 16 2024

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 _____)

☒ Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

☒ Walk In ☐ Mail ☐ Email

Appeal taken by: _____

HEARING DATE & TIME

(provided by Legislative Hearing staff)

Tuesday, January 23, 2024

Location of Hearing:

☒ Telephone: you will be called between 1:00 p.m. & 3:00 p.m.

In person (Room 330 City Hall) at: _____

(required for all condemnation orders and

Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 880 York Ave City: Saint Paul State: MN Zip: 55106

Appellant/Applicant: Jake Johnson (Wits Property Management) Email: jake.johnson@witsmgmt.com

Phone Numbers: Business 612-444-5507 Residence _____ Cell 612-564-1635

Signature: [Signature] Date: 1/10/2024 Ext. 0

Name of Owner (if other than Appellant): Dennis Meints

Mailing Address if Not Appellant's: 855 Hague Ave Saint Paul, MN 55104

Phone Numbers: Residence _____ Cell 612-513-3419

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.)

Work had been completed but tenants hadn't vacated til late the previous night. Needed to verify condition of property and start bed bug treatment that tenants caused.

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, 2024

Dennis Meints
880 York Ave
St Paul MN 55106-3834

Customer #:1640403

Bill #: 1807931

VACANT BUILDING REGISTRATION NOTICE

The premises at **880 YORK AVE** 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, 2024 .

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 , James Hoffman, at 651- 266- 1947 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, James Hoffman, at 651- 266- 1947.

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: jh
vb_registration_notice 11/14



December 28, 2023

WITS PROPERTY MANAGEMENT
1153 16TH AVE SE SUITE 204
MINNEAPOLIS MN 55414USA

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 880 YORK AVE
Ref. # 102418

Dear Property Representative:

Your building was inspected on December 11, 2023, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code. A reinspection will be made on January 10, 2024 at 09:30 am or the property vacated.

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

DEFICIENCY LIST

1. Basement - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.-Noticeable water marks and deterioration
2. Bathrooms - SPLC 34.14 (3) - Provide and maintain a window or approved ventilation system in all bathrooms in accordance with building code requirements in effect at time of construction.-Vent dust filled upstairs - vent cover missing downstairs
3. Downstairs - Rear Bedroom - SPLC 34.09 (4)(f), 34.33 (3) - Repair and maintain the door latch.-Handle broke
4. Downstairs - NEC 240.5(B)(3) - Extension Cord Sets - Flexible cord used in listed extension cord sets shall be considered to be protected when applied within the extension cord listing requirements. - Plug appliance directly to outlet or use approved listed cord.-A/C unit plugged into power strip

5. Dryer - MMC 504.1 - 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.-Flex dryer vent is not approved
6. Rear - Entrance - MSFC 1010.1.9 - Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort.-Remove wooden door block
7. Throughout - MSFC 604.4 - Discontinue use of all multi-plug adapters.-
8. Throughout - MSFC 604.5 - Discontinue use of extension cords used in lieu of permanent wiring.-
9. Throughout - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Siding weathered and deteriorating
10. Throughout - SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Repair or replace damaged and missing screens
11. Throughout - SPLC 34.19 - Provide access to the inspector to all areas of the building.-Allow access to complete the reinspection for the Certificate of Occupancy
12. Throughout - SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents or other pests wherever infestation exists.-Property manager admitted that property has bed bug infestation - provide a copy of the exterminator report and what abatement measures were taken
13. Upstairs - Bathroom - NEC 406.4(D)(3) - GFCI outlets shall be provided where replacements are made at outlets that are required to be so protected elsewhere in this Code.-GFCI will not reset
14. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.
15. SPLC 34.08 (10) - Repair, replace and maintain exterior sidewalks, walkways and stairs.-Stairs cracked, deteriorating, weeds growing in cracks.

16. SPLC Sec. 40.06. - Suspension, revocation and denial; (3) If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations-Revoked for but not limited to long term non-compliance, failure to allow access to the property to complete the Certificate of Occupancy re-inspection - allow access for re-inspection and have all corrections made, or the property is to be vacated by 01/09/2024

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 this order.

If you have any questions, email me at: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. # 102418