



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

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 CK 1001)
 - ☒ 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, Sept. 19, 2023

Location of Hearing:

☒ Telephone: you will be called between 1:00 & 3:00 PM

☐ In person (Room 330 City Hall) at: _____
(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 914 Cook Ave E City: St Paul State: MN Zip: 55106

Appellant/Applicant: Stephanie Powers Email stephanie70@yahoo.com

Phone Numbers: Business 763-746-1563 Residence _____ Cell 763-232-2114

Signature: Stephanie Powers Date: 8/31/2023

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 19610 Blackfoot St NW, Oak Grove, MN 55303

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.)

Vacant Building Registration Renewal Notice

RECEIVED

SEP 1 2023

CITY CLERK Revised 3/18/2021

St Paul City Council – Legislative Hearings
310 City Hall
15 W Kellogg Blvd
St Paul, MN 55102

August 31, 2023

Subject: Vacant Building Registration Renewal Fee – 914 Cook Ave E

To Whom It May Concern,

I am writing to appeal the Vacant Building Registration Renewal Fee.

I have been paying this fee every year since 2020.

My contractor has been working steadily to get the house in habitable shape. He has had many delays due to COVID19 and the related problems in the supply chain and worker shortages. He estimates the house will be complete by September 30th, 2023.

I have taken out a mortgage of \$234,000 and have been making payments every month on a property I cannot live in.

I had no knowledge of the first fee and it was rolled into my property taxes causing my mortgage to go from \$1350 a month to \$2050 a month with no warning. There were also all kinds of fees added to my property taxes at the same time were probably related to the condemnation of the house, but I was never able to find out the source of the charges and had no way to appeal them.

I saved up and paid the 2021 and the 2022 fees in a timely manner.

I was prepared to pay \$2500 again this August but the fee has doubled since last year with no explanation.

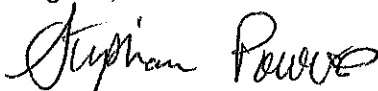
I'm being charged for water and sewer when the water has been turned off since August of 2020.

I'm being charged for garbage collection and recycling and the cans have been rolled up behind the garage and not used since August of 2020.

This appeal is very late since I was evicted from my Arlington address in March, 2023 and only just received this notice from the owner of the Arlington house.

I do not know what else to say. Please help.

Regards,



Stephaie Powers
19610 Blackfoot St NW
Oak Grove, MN 55303
763-232-2114



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

August 11, 2023

Stephanie Powers
1742 Arlington Ave E
St Paul MN 55106-1534

Customer #: 1677615
Bill #: 1750770

VACANT BUILDING REGISTRATION FEE WARNING LETTER

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is \$4,918.00. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

The fee for the vacant building located at 914 COOK AVE E is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.

DO NOT MAIL CASH

Saint Paul Legislative Code, Chapter 43, requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid, the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

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 owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

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.

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

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.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, James Hoffman, at 651-266-1947.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

You may file an appeal to this fee or registration requirements, unless the fee was previously appealed, 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.

Steve Wagner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: jh
vb_warning_letter 2/15

City of Saint Paul
Department of Safety and Inspections
VACANT BUILDING REGISTRATION FORM
Effective 2/25/2023

Date: 8/31/2023

Address of Property: 914 Cook Ave E

Planned disposition of this building (please check one):

☒ I plan to rehabilitate this structure commencing (date): 8/15/2020

☐ I plan to demolish (wreck and remove) this building by (date): _____

☐ I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

☐ This building is **vacant as a result of fire damage**. The fire occurred on (date) _____.

I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: _____

Responsible Party: Persons/organizations who will ensure compliance with the ordinance:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE
Stephanie Powers	19610 Blackfoot St NW Oak Grove		
MN 55303		763-232-2114	763-746-1563

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE
------	---------	---------------	-----------------

All persons listed here will receive letters for the annual fee renewal. *Also use this form to de-register your interest.*

<u>Stephanie Powers</u> Print Your Name (legibly) <u>Stephanie Powers</u> Signature <u>19610 Blackfoot St NW</u> Address <u>Oak Grove</u> <u>MN</u> <u>55303</u> City State Zip <u>763-232-2114</u> <u>763-746-1563</u> main contact telephone alternate phone <u>Stephanie 70@yahoo.com</u> Email address (print legibly)	INSTRUCTIONS: For Category I or new Category II Vacant Building: <u>\$2,459.00</u> Registration Fee. For Renewal Category II Vacant Buildings (in Cat. II Status for one year plus) or Category III Vacant Buildings <u>\$4,918.00</u> Registration Fee. <i>Complete and return this form via us mail or fax</i> Include the \$2,459.00 or \$4,918.00 registration fee, ONLY if it is now due. For questions, call 651-266-8989. <i>Make checks payable to:</i> <u>City of Saint Paul</u> <i>Make Payment online or mail payment to:</i> City of Saint Paul Department of Safety and Inspections Code Enforcement – Vacant Buildings 375 Jackson Street, Suite 220 St. Paul, MN 55101-1806 <i>Credit Card payment accepted online or in person, or by Fax: 651-266-9124</i>
--	---