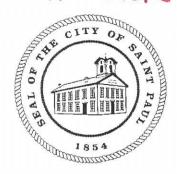
VBR 21-38



APPLICATION FOR APPEAL

Saint Paul City Council - Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd. Saint Paul, Minnesota 55102

JUN 09 2021

Telephone: (651) 266-8585

We need the following to process your appeal: CITY CLERK		
\$25 filing fee (non-refundable) (payable to (if cash: receipt number 1523) Copy of the City-issued orders/letter Attachments you may wish to includ This appeal form completed Walk-In OR O Mail-In for abatement orders only: Cemail	being appealed	HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, JUNE 15, 2021 Time 2,30 P.M. Location of Hearing: Room 330 City Hall/Courthouse REMOTE*
Address Being Appealed: ** Must be AVAILABLE BY PHOTO BETWEEN 2:30-4:00 P.M.		
Number & Street: 980 Conway City: Saint Paul State: MN Zip: 55106		
Appellant/Applicant: Shai Leibovich Email shai@rbkcapital.com		
Phone Numbers: Business 612-850-1156 Residence Cell Cell		
Shai Leibovich	Digitally signed by Shai Leibo Date: 2020.02.14 14:35:56 -(ovich Date: 05/24/2021
Name of Owner (if other than Appellant):		
Mailing Address if Not Appellant's:		
Phone Numbers: Business	Residence	Cell
What Is Being Appeale 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.)	Comments:	Attachments Are Acceptable edule reinspection for this property in

SAINT PAUL

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

June 03, 2021

Bph 1 Llc Po Box 127 Levittown NY 11756-0127 Customer #:1640624 Bill #: 1576914

VACANT BUILDING REGISTRATION NOTICE

The premises at <u>980 CONWAY ST</u>

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 \$2.127.00. 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 July 03, 2021.

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 <u>Do Not Mail Cash</u>

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, 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