



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

SEP 20 2022

Telephone: (651) 266-8585

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
- 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, October 4, 2022  
Location of Hearing:  
 Telephone: you will be called between \_\_\_\_\_ & \_\_\_\_\_  
 In person (Room 330 City Hall) at: 1:00 p.m.  
(required for all Fire C of O revocation & vacate; Condemnation orders)

## Address Being Appealed:

Number & Street: 1418 West Thomas Ave City: St. Paul State: MN Zip: 55104

Appellant/Applicant: PG Companies Thomas Avenue LLC Email: James Greeman@yahoo.com

Phone Numbers: Business 612554-2357 Residence None Cell 612554-2357

Signature: James H. Greeman Date: \_\_\_\_\_  
for PG Companies Thomas Avenue LLC as its President

Name of Owner (if other than Appellant): \_\_\_\_\_

Mailing Address if Not Appellant's: 12101 Grandview Terrace  
Apple Valley, MN 55104

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.)

Appealing the "Vacant Building Registration Notice" dated September 15, 2022 from Mr. Steven Magnet, Vacant Buildings Program Manager. The building is currently occupied and has been continuously occupied for over seven years.

Revised 3/18/2021



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

September 15, 2022

Pg Companies Thomas Ave Llc  
12101 Grandview Ter  
Applevalley MN 55124-9768

Customer #:1772429

Bill #: 1686337

**VACANT BUILDING REGISTRATION NOTICE**

The premises at **1418 THOMAS 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 October 15, 2022 .**

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



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

November 9, 2021

Pg Companies Thomas Ave Llc  
12875 Lake Blvd  
Lindstrom Mn 55045-9345

## Fire Safety Inspection Appointment

Dear Property Owner:

We have scheduled an inspection of your property. The details of the inspection are listed below:

<b>Address:</b>	1418 Thomas Ave	<b>Units:</b>	2
<b>Date:</b>	December 8, 2021	<b>Time:</b>	10:00 am
<b>Inspector:</b>	Grant Heitman	<b>Phone:</b>	651-266-8997
		<b>Email:</b>	Grant.Heitman@ci.stpaul.mn.us

### Action Required By You

You or someone representing you must report to the front of the building to accompany the inspector throughout the building, including each rental unit, where applicable. Please have keys available to all units and common areas. The owner of a building is responsible for notifying the tenants that an inspection will be done at least 24 hours before the inspection.

If you no longer own or manage this building, contact Grant Heitman at 651-266-8997 immediately.

### Additional Action Required For Housing

You must complete a **Smoke and Carbon Monoxide Detector Affidavit** prior to the inspection.

The success of your initial inspection determines what happens next in the inspection cycle. Routine self-inspections before our visit can help you obtain the best grade possible.

### About the Inspection

Forms, fee schedules, a pre-inspection checklist and other inspection handouts and information are available on our website at: <http://www.stpaul.gov/cofo>. Thank you for your co-operation.

Saint Paul Legislative Code authorizes this inspection and the collection of inspection fees. It is a criminal misdemeanor violation to not appear for this appointment without rescheduling with the inspector. In addition, a **No Entry Fee of \$74.00** may be assessed to your Renewal Fee if you need to re-schedule the appointment but fail to notify the inspector in writing by 8:00 a.m. on the date of the inspection.

**STAMP - Activity Detail**[New Search](#)[Help using this report](#)**1418 Thomas Ave Apt Back**

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

**Run Date:** 09/20/22 11:53 AM**Folder ID#:** 17 067940**In Date:** 08/09/17**Issued Date:****Status:** Revoked/Vacant**Closed:****Type:** CO - Certificate of Occupancy - Residential 2 Units**Reference#:** 112947**Description:**

09/12/22 CO Revoked.

**Document:**[Appointment Letter:](#) - Generated: 11/09/2021 - Sent: 11/09/2021

\* Note: Clicking on above document links may not reflect the exact formatting of the original document.

**People:**

Owner:

Pg Companies Thomas Ave Llc  
12101 Grandview Ter  
Applevalley MN 55124-9768

Responsible Party:

Pg Companies Thomas Ave Llc  
12875 Lake Blvd  
Lindstrom MN 55045-9345

Previous Owner:

Pg Companies Thomas Ave Llc  
12875 Lake Blvd  
Lindstrom MN 55045-9345

Previous Owner:

Pg Companies Thomas Ave Llc  
Po Box 493  
Chisago City MN 55013-0493

Previous Owner:

Pg Companies Thomas Ave Llc  
12101 Grandview Terr  
Applevalley MN 55124-9768

**Property:**

1418 THOMAS AVE, PIN: 342923240229

1418 THOMAS AVE FL 1, PIN: 342923240229

1418 THOMAS AVE APT BACK, PIN: 342923240229

**Info Value:**

Landlord Training Class: N/A

Renewal Due Date: Jun 23, 2021

Inspection Date: Dec 08, 2021

Inspection Time: 10:00 am

Is this a City Owned Building?: No

Contact: James 612-554-2357

Registered Student Housing: No

Possible Student Housing?: No

Total Residential Units: 2

Num Res Units Used In Grading: 2

Class: A

Score: 0

Number of Stories: 2

Number of Basement Levels: 1

Primary Occupancy Type Name: Dwelling Units

Primary Occupancy Group: RT1

Primary Occupancy # of Units: 2  
Last Inspection Date: Sep 12, 2022  
Fireworks Permit?: No  
Fire District: 1

**Fee:**  
CO Residential 1 & 2 Units Initial Fee: \$269.00

**Pre-Inspection**

**Assigned To:** Heltman, Grant

**Closed:** 11/09/21

**Result:**  
**11/09/2021:** Done

**Closed:** 11/09/21

**Result:**  
**11/09/2021:** Done

**C of O Inspection**

**Comment:** 12/3/21 Letter returned. Active VB folder. GWH

**Closed:** 09/12/22

**Result:**  
**09/12/2022:** Revoked/Vacant - 1 - 9/12/22 Already a VB1

**Deficiency:**  
SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office. First Noted on: 11/09/2021, Notice#: 1, Status: Abated

**Comment:** 12/3/21 Letter returned. Active VB folder. GWH

**Closed:** 09/12/22

**Result:**  
**09/12/2022:** Revoked/Vacant -.1 - 9/12/22 Already a VB1

**Deficiency:**  
SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office. First Noted on: 11/09/2021, Notice#: 1, Status: Abated

**Residential Vacant**

**Assigned To:** Shaff, Leanna

**Next Schedule:** 12/12/22

**Next Schedule:** 12/12/22