



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

RECEIVED

NOV 28 2023

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 4437649)

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, Dec 5, 2023

Location of Hearing:

Telephone: you will be called between 1 pm & 3 p

612-850-1156

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: 494 Edmund City: St Paul State: MN Zip: 55103

Appellant/Applicant: Shai Leibovich Email: leibovich.shai@gmail.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 612-850-1156

Signature: \_\_\_\_\_ Date: 11/28/23

Name of Owner (if other than Appellant): Carolyn Brown

Mailing Address if Not Appellant's: 501 N. Dale St St: 203

Phone Numbers: Residence \_\_\_\_\_ Cell 651-353-8543

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.)

The property is vacant <sup>in the</sup> ~~and~~ process of Rehab. Inspection Notices were not RECEIVED.



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](http://www.stpaul.gov/dsi)

November 21, 2023

Bp Homes 1 Llc  
Po Box 127  
Levittown NY 11756-0127

Customer #:1642601  
Bill #: 1798014

## VACANT BUILDING REGISTRATION NOTICE

The premises at 494 EDMUND 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 December 21, 2023 .**

You may pay this registration fee online by going to [online.stpaul.gov](http://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

Also Sent To:  
Community Stabilization Project 501 Dale St N St Paul MN 55103



361

CITY OF SAINT PAUL  
DEPARTMENT OF SAFETY AND INSPECTIONS  
DIVISION OF CODE ENFORCEMENT  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101- 1806

November 24, 2023  
23 - 101171

**SUMMARY ABATEMENT ORDER**

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

COMMUNITY STABILIZATION PROJECT  
501 DALE ST N  
ST PAUL MN 55103

**As owner or person(s) responsible for : 494 EDMUND AVE you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.**

- 1. Garage is unsafe and leaning on electrical pole. Repair, replace or remove garage from property. Comply before December 27, 2023

If you do not correct the nuisance or file an appeal before December 27, 2023 , the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.

Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipments, etc. The rate will be approximately \$260 per hour plus expensed for abatement.

**You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times  
FAILURE TO COMPLY MAY RESULT IN FURTHER ENFORCEMENT ACTION. THANK YOU FOR YOUR COOPERATION.**

Issued by: Matt Dornfeld Badge: 361 Phone Number: 651- 266- 1902  
**If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.**

Also Sent To:  
Bp Homes 1 Llc Po Box 127 Levittown NY 11756- 0127

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, which ever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., St. Paul, MN 55102. The telephone number is (651) 266- 8688. You must submit a copy of this Summary Abatement Notice with your appeal application.

\*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

sa.rpt 9/15



361

CITY OF SAINT PAUL  
 DEPARTMENT OF SAFETY AND INSPECTIONS  
 DIVISION OF CODE ENFORCEMENT  
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