



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED

NOV 14 2016

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee 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

<p>HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, <u>Nov. 22, 2016</u></p> <p>Time <u>2:30 p.m.</u></p> <p>Location of Hearing: Room 330 City Hall/Courthouse</p>

Address Being Appealed:

Number & Street: 1168 Edgewater Boulevard City: Saint Paul State: MN Zip: 55119

Appellant/Applicant: Todd A Pilarski Email: tapilarski@gmail.com

Phone Numbers: Business _____ Residence: 651-283-3354 Cell: 651-283-3354

Signature: Todd A Pilarski Date: 11-1-16

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

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 _____
- Code Enforcement Correction Notice _____
- Vacant Building Registration Please See Attached
- Other _____

1-November-2016

To Whom It May Concern,

Recently we received notice that our house at 1168 Edgewater Boulevard, Saint Paul, MN 55119 is being considered as "vacant". I would like to appeal this designation based on the following reasons:

1. We have occupied the property for over twenty years, beginning in January of 1996. In that time, we have done well over \$50,000 of improvements to the property, including a new roof, new plumbing, new siding, windows, and doors, and a new chimney stack and fireplace. As well, we have made significant improvements to the landscaping and paid \$2400 for street improvements.
2. In 2010, the disabled gentleman who we are guardians for moved in to our home after the death of his mother and the placement of his father in a care center. In the Fall of 2014, our family determined that it was no longer possible to provide care with the house in its current condition, even with the installation of a stairlift to assist us. At this time we decided to temporarily relocate to a rental complex while renovating the house. It wasn't possible to perform the renovations with our our ward in the house.
3. We hired someone to assist with the renovations, and unfortunately were severely disappointed with the work that was done poorly and left uncompleted. Over the time-period that the house was being renovated, we maintained the property, mowed the lawn, shoveled snow, and kept the flowers and plants watered (with the addition of our ward to our family the maintenance of the large yard also become a hardship). We were at the house frequently, kept the water and electrical service active, continued to pay the mortgage and non-homestead property taxes, and insured the house (per our insurance agent's recommendation at double the cost) as un-occupied, even though we maintained a presence there. At no time was the house truly "vacant" or uncared for; in fact, not only did we continue to work on it but it was watched over by our neighbors.
4. Recently, after reviewing both our financial situation and the needs of our disabled ward, we came to the conclusion that it is in our best interest to sell the property. We have received several bids, have chosen one, and are in the process of signing a purchase agreement with a local investor who, as soon as the Truth In Housing Inspection is completed, will be purchasing the property. We expect this to be completed before the end of November, 2016. We have attempted to do everything with transparency and be legal, ethical and above board as our family makes this transition, apparently to our detriment. Had we know an assessment like this could occur, we certainly would have done things differently, because the assessment will put a hardship on our family.

We respectfully ask you to reconsider listing my home on Edgewater as "vacant".

Thank you for your time and attention to this matter.

Sincerely,


Todd A. Pilarski



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

October 27, 2016

Todd A Pilarski
11676 Unity St Nw
Coon Rapids MN 55448-2285**VACANT BUILDING REGISTRATION NOTICE**

The premises at **1168 EDGEWATER BLVD** 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 **\$2,085.00**. 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.

Please return the enclosed registration form along with your payment by November 27, 2016.

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:

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

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 , Rich Singerhouse, at 651- 266- 1945 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, Rich Singerhouse, at 651- 266- 1945.

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: rs
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