



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
AUG 01 2014
CITY CLERK

We need the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number Check 1244)
 - 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) <u>Tuesday, August 12, 2014</u> Time <u>2:30 PM</u> Location of Hearing: <u>Room 330 City Hall/Courthouse</u>
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Address Being Appealed:

Number & Street: 812 COOK AVE E City: St Paul State: MN Zip: 55106

Appellant/Applicant: Calhoun Ventures Email: Ashley@Calhounventures.com

Phone Numbers: Business 651-789-5386 Residence _____ Cell 763-274-9538

Signature: [Signature] Date: 7-30-14

Name of Owner (if other than Appellant): JBB HO ONE LLC

Mailing Address if Not Appellant's: 2345 Rice St #160 Roseville MN 55113

Phone Numbers: Business Same as above 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
- Other

See attachment

Our tenants moved out of the property on June 30, 2014 at which time we had a move out inspection done by property management. We immediately gave our contractor a copy of the inspection along with instructions to go into the home and begin the work necessary to bring the home back up to rental code. Once we had his estimate (less than a week later), we submitted to the owners for funding. Only a few days later (July 11,2014) we received funding and went to begin work, at which point we found the notice on the door stating the home had been registered as a vacant building and our certificate of occupancy had been revoked. We were not aware that an inspection by a city inspector had even been scheduled. We were very surprised to find that it had been labeled Category Two, and that it had been done so quickly. Our goal is to get a contractor into the property as soon as possible to clean it up. We have a contractor ready to begin work immediately and we would greatly appreciate the opportunity to bring this home back up to Rental Code without the heavy restriction of Category Two status.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

651-266-8989
651-266-1919
www.stpaul.gov/dsi

July 14, 2014

Jbb Hd One Llc
7531 E 2nd St
Scottsdale AZ 85251-4503

VACANT BUILDING REGISTRATION NOTICE

The premises at **812 COOK AVE E**

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 to register this building with the Department of Safety and Inspections, Vacant Buildings 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 **\$1,440.00**. 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 August 14, 2014.

Do not mail cash.

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. 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 Office of the City Clerk at (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, Tom Friel,
at 651-266-1906 to find out what must be done before this
building can be legally reoccupied.**

The Enforcement Officer may declare this building(s) 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 Officer 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 Enforcement Officer, Tom Friel, at 651-266-1906.

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

Thank You,

Steve Magner
Vacant Buildings Program Manager
Department of Safety and Inspections

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: tf
vb_registration_notice 9/2013

NOTICE

REGISTERED VACANT BUILDING

THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT HAS REGISTERED THE PREMISES LOCATED AT:

812 COOK AVE. E.

AS A VACANT BUILDING IN ACCORDANCE WITH SAINT PAUL LEGISLATIVE CODE, CHAPTER 43, THIS BUILDING SHALL NOT BE SOLD OR OCCUPIED WITHOUT FIRST RECEIVING WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS. ANY PERSON HAVING OWNERSHIP RESPONSIBILITY OR FINANCIAL INTEREST IN THIS PREMISES SHOULD CALL THE ENFORCEMENT OFFICER.

CITY OF SAINT PAUL
DSL - CODE ENFORCEMENT
375 JACKSON STREET, SUITE 230
SAINT PAUL, MN 55101-1806
PHONE: (651) 266-8389

THIS NOTICE SHALL NOT BE REMOVED WITHOUT
AUTHORIZATION FROM THE DIVISION OF CODE
ENFORCEMENT

Office Phone: (651)

ENFORCEMENT OFFICER

DATE POSTED

266-1906 *TE #355* *7/10/14*

You may file a complaint with the Minnesota State Board of Building and Fire Safety Inspectors (SBBFSI) at (651) 266-8389. If you are a public utility, you should file a complaint with the Minnesota State Board of Public Utilities (SBU) at (651) 266-8389. If you are a contractor, you should file a complaint with the Minnesota State Board of Building and Fire Safety Inspectors (SBBFSI) at (651) 266-8389. If you are a manufacturer, you should file a complaint with the Minnesota State Board of Building and Fire Safety Inspectors (SBBFSI) at (651) 266-8389.

Thank you,
Dario Klasic
Mobil: 612-214-2069
Fax: (612) 354-8481
Lic # BC656907

212 E. 7th Street Saint Paul, MN 55101

On Jul 2, 2014, at 3:36 PM, Nate@CalhounVentures.com <nate@calhounventures.com> wrote:

Kate - can you call Dario on this home?

On Wed, Jul 2, 2014 at 1:15 PM, dario@klasicproperty.com <dario@klasicproperty.com> wrote:

Hey Nate,

Can you please give me a call on this property

Thank you,
Dario Klasic
Mobil: 612-214-2069
Fax: (612) 354-8481
Lic # BC656907