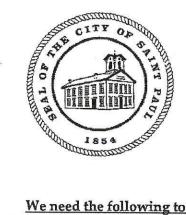
Revised 5/31/2013



We need the following to process your appeal:

\$25 filing fee payable to the City of Saint Paul

# APPLICATION FOR APPEAL

Saint Paul City Council - Legislative Hearings

HEARING DATE & TIME

RECEIVED

MAY 05 2014

310 City Hall, 15 W. Kellogg Blvd. Saint Paul, Minnesota 55102 Telephone: (651) 266-8585

CITY CLERK

(if cash: receipt number)	(provided by Legislative Hearing Office)
Copy of the City-issued orders/letter being appealed	Tuesday, May 13, 2014
Attachments you may wish to include	
This appeal form completed	Time_2:30 p.m.
∕c Walk-In OR □ Mail-In	Location of Hearing:
for abatement orders only:     Email OR   Fax	Room 330 City Hall/Courthouse
you would bruch only. I brian Or I have	
Address Being Appealed:	
Number & Street: 1307 Thomas AVE City: 2	
Appellant/Applicant: Keern Bailer En	mail keelanbrei a gnail. con
Phone Numbers: Business Residence	Cell 218. 368, 4910
	Date: 4/30/14
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 SEE ATTACHET	^
□ Other	
,	

TO WHOM I'T MAY CONCERN

I REELAW BAILES, PURCHASED THE NON-CONFORMING OUPLEX AT 1307 THOMAS AVENUE ON 2/17/14. SHORTLY AFTER PURCHASING IT, I MADE THE DECISION TO CONVERT IN BACK TO A SINGLE-FAMILY OWELLING, WHICH CHANGED THE SCOPE OF THE PROJECT CONSIDER ABLEY AND EXTENDED THE LENGTH OF THE REMOVATION.

AS YOU MAY OR MAY NOT HIS HOME HAD A

NUMBER OF DEFICIENCIES AND IT WAS CONSIDERED A

"PROBLEM HOUSE! BY MOST OF THE WEIGHDOPS.

WHEN I BOUGHT THIS HOUSE IT WAS COCK ROACH INVESTED

AND HAD WATER COMING IN, IN MULTIPLE MREAS THROUGHOUT

THE HOUSE. NOT TO MENTION A FOT OF VERY

CONCERNED NEIGHBORS.

SINCE THEN, THERE HAS BE MUCH PROGRESS, ALL
NEW ROOF, PLUMBING, BATHROBONS, KITCHEW ETC.,
THE ROUGH-IN INSPECTIONS HAVE BEEN PASSED AND
THE NEIGHBORS HAVE BEEN GRATEFUL TO SEE THE
POSITIVE PROGRESSION OF THE PROJECT.

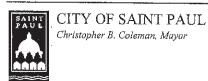
THERE IS STILL WORK TO BE DONE BUT THE END IS IN SIGHT AND I LOOK FORWARD TO THE COMPLETION WHICH WILL BE NO LATER THAN AUGUST 15TH, 2014

I RESPECTFULLY ASK THAT YOU CONSIDER WAINING FEE, SO THOSE RESOURCES CAN BE USED TO AddRESS THE REMAINING PEFICIENCIES AND HAVE 1307 THOMAS AVE REMOVED FROM THE CATEGOR! 2 VARANT BUILDING LIST BY MID - AUGUST,

THANK YOU, KEELAN BAILEY (218) 368-4910

### DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement



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

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

April 10, 2014

Keelan Bailey 2040 St Anthony Ave Saint Paul MN 55104-5126

## VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at

### 1307 THOMAS AVE

you are required by law to register this building with the Department of Safety and Inspections on the form provided with this letter and to pay the annual Vacant Building registration fee of \$1,440.00 The purpose of this fee is to provide partial reimbursement to the City for administrative costs. This fee is due annually as required in Saint Paul Legislative Code Chapter 43.

The renewal due date for this building is May 10, 2014. The annual registration fee and the enclosed registration form for this building is due on the renewal date. If you pay by mail, please fill in the enclosed registration form and return it with your payment.

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.

## 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 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.

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

2 2 2

Vacant Building Registration Form

Regulations Requirements Information

SM: md

Enclosures:

vb registration renewal notice 11/12

# City of Saint Paul Department of Safety and Inspections

# VACANT BUILDING REGISTRATION FORM

		Same and the same	the second of the second of the second
Planned dispo	remo sa dendidaded	lease check one)	om a likelije i dave se septemble og grande. H
I plan to re	habilitate this structure co	mmencing (date	): See See See See See See See See See Se
I plan to de	emolish (wreck and remov	e) this building l	py (date):
I am willir	ng to authorize the City of	Saint Paul to der	nolish and remove this building(s).
as the prop date of the	ing is vacant as a result operty owner, want to claim the fire. I intend to repair and	registration and dreoccupy the b	<del>-</del>
Responsible P	arty: Persons/organization	ns who will ensu	re compliance with the ordinance:
NAME	ADDRESS	PRIM	ARY PHONE ALTERNATE PHONE
			Targase to the control of the contro
			nterested parties known to me:
NAME	ADDRESS	PRIM	IARY PHONE ALTERNATE PHONE
	78-44	*******	
		· 1940	
All persons listed	here will receive letters for the	annual fee renewal.	Also use this form to de-register your interest.
			NOTE NEXT VD FEE of \$440
	77 11-4		NOTE NEW VB FEE of \$1,440 effective for registrations due on
Print Your Na	me (legibly)		or after January 1, 2013.
			INSTRUCTIONS:
Signature	D	Date of Birth	Complete and return this form with your VB
		***************************************	registration fee payment of \$1,440,00.
Address			Make checks payable to: City of Saint Paul
			Credit cards are accepted
City	State	Zip	Make Payment at, or mail payment to:
			City of Saint Paul
main contact te	lephone altern	nate phone	Department of Safety and Inspections Code Enforcement – Vacant Buildings 375 Jackson Street, Suite 220
Email address (	(print legibly)		St. Paul, MN 55101-1806
			Thank you for your cooperation

# City of Saint Paul Department of Safety and Inspections Vacant Buildings Program Requirements, Regulations and Information

The Council of the City of Saint Paul has adopted ordinances regulating vacant and unoccupied structures.

You must register this building with St. Paul Department of Safety and Inspections, Vacant/Nuisance Buildings Code Enforcement Unit if the building is unoccupied and:

- 1. Unsecured, or
- 2. Secured by other than normal means (boarded), or
- 3. A dangerous structure, or
- 4. Condemned as uninhabitable, or
- 5. Condemned or Vacated by Fire Marshal Certificate of Occupancy Program, or
- 6. Has multiple housing or Building Code violations, or
- 7. Is condemned and illegally occupied, or
- 8. Has been unoccupied for a period of time longer than one year during which time the Enforcement Officer has issued an order to correct nuisance conditions.

### **Registration Requirements**

- 1. Submit the enclosed Vacant Building Registration Form within 30 days, describing plans for rehabilitating and reoccupying or demolishing the building.
- 2. Disclose all pertinent ownership information.
- 3. Disclose all pertinent lien-holders.
- 4. Disclose any current Truth-in-Sale of Housing Disclosure Reports.
- 5. Pay the \$1,440.00 annual Vacant Building Registration fee within 30 days of receiving this letter. If the registration fee is not received within 45 days of the due date 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.

NOTE: If the building is vacant due to a fire, you may have a 90 day exemption from the registration fee. You must still submit the enclosed Vacant Building Registration Form within 30 days informing us of your plans for the building to qualify for this exemption. At the end of 90 days your rehabilitation must be complete OR you must pay the \$1,440.00 registration fee.

6. Provide unencumbered access to all portions of the premises of the buildings to permit the Enforcement Officer to make a complete inspection.

Owners, agents, assignees and all responsible parties are required to comply with the following requirements of the Saint Paul Legislative Code:

- 1. Keep all buildings secure.
- 2. Keep all porches, stairs, and exterior premises free of refuse, junk and debris.
- 3. Cut grass and weeds.
- 4. Remove snow and ice from sidewalks.

Sale Requirements – Contact the Vacant Buildings section, 651-266-8989, for full details. There is a fee of \$275.00 for the Sale Review Process.

- VB1 Current registration and fees; notify the City; restore utilities.
- VB2 No sale without City approval. Requirements include: current registration and fee payments, code compliance report, cost estimate for all repairs, a schedule for completion of the repairs, and proof of financial capability to complete all repairs.
- VB3 No sale without a Certificate of Code Compliance or Certificate of Occupancy.