



APPLICATION FOR APPEAL

RECEIVED

JUN 22 2011

CITY CLERK

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

The City Clerk needs 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 or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed

YOUR HEARING Date and Time:

Tuesday, June 28, 2011

Time 2:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

walk in

Address Being Appealed:

Number & Street: 77 E Congress St City: St. Paul State: MN Zip: 55407

Appellant/Applicant: Jennifer & Greg Carr Email: Jennifer@distinctivecleaning.com
Greg@distinctivecleaning.com

Phone Numbers: Business 952-922-2457 Residence 612-396-2028 Cell 651-216-0136

Signature: [Signature] Date: 6/21/11

Name of Owner (if other than Appellant): Jennifer Mendel-Carr

Address (if not Appellant's): 10340 199th St W. Lakeville, MN 55044

Phone Numbers: Business 952-922-2457 Residence 612-396-2028 Cell Greg 651-216-0136

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
 - Fire C of O: Only Egress Windows
 - Code Enforcement Correction Notice
- Vacant Building Registration
 - Other
 - Other
 - Other

past tenant skipped out on lease & I was unaware until mid April that tenant vacated property. Cannot afford

only vacant for 4 months, is re-rented for July 1st 2011

check: Distinctive Cleaning, 815 Lyndale Ave. S. Bloomington 55120

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement



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

June 09, 2011

Jennifer Mendel
10340 199th St W
Lakeville MN 55044

VACANT BUILDING REGISTRATION FEE

WARNING LETTER

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is **\$1,100.00**. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

*The fee for the vacant building located at **77 CONGRESS ST E** is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.*

Do not mail cash

Saint Paul Legislative Code, Chapter 43 requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

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 owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

If you wish to pay in person, you may do so at:

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

between the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

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.

Revoked
Certificate
of Occupancy

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.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Dennis Senty, at 651-266-1930.

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: ds

vb_warning_letter 06/10

Copies of this letter have been sent to:

Michael C Whelan/Jennifer R Mendel 77 Congress St E St Paul MN 55107-2230

Appeal
Nicole Gonzalez
612
655-1062
651-266-
city clerk
U WAT 2686
APPEAL
CHRIS
Revoked
of occu
a
Refer
to
651-266-294
Prog

Fill out A Form
\$ 25 Fee
Filing

Leanna
651-266-8980

WWW
ST. PAUL . GOV
SEARCH BOX
Registered
VACANCY
AN

Revocatio
Certificate
of OCCUPANCY

Must be resolved
NOT vacant

City of Saint Paul
Department of Safety and Inspections
VACANT BUILDING REGISTRATION FORM

Date:

Address of Property: 77 Congress St E

Planned disposition of this building (please check one):

I plan to rehabilitate this structure commencing (date): _____

I plan to demolish (wreck and remove) this building by (date): _____

I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

This building is vacant as a result of fire damage. The fire occurred on (date) _____, I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: _____

Persons who will be responsible for compliance with the requirements of ordinance:

NAME	ADDRESS	HOME NO.	WORK NO.
Gregory Carr	10340 199th St W.	Lakeville, MN	651-216-015
Jennifer Carr	"	" Lakeville, MN	612-396-2028

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME	ADDRESS	HOME NO.	WORK NO.
<u>NOT Vacant</u>			unoccupied from March 1st - June 30th 2011

<p><u>Jennifer Carr</u> Print Your Name (legibly)</p> <p><u>[Signature]</u> Signature</p> <p><u>10340 199th St W.</u> Address</p> <p><u>Lakeville MN 55044</u> City State Zip</p> <p><u>612-396-2028 452-922-1</u> main contact telephone alternate phone</p> <p><u>Jennifer@distinctivecleaning.com</u> Email address</p>	<p>INSTRUCTIONS:</p> <p>Complete and return this form with your VB registration fee payment of \$1,100.00.</p> <p>Make checks payable to: <u>City of Saint Paul</u> Credit cards are accepted</p> <p>Make Payment at, or mail payment to: City of Saint Paul Department of Safety and Inspections Code Enforcement - Vacant Buildings 375 Jackson Street, Suite 220 St. Paul, MN 55101-1806</p> <p>Thank you for your cooperation</p>
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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 \$1,100.00 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.**

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022
-296

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 \$1,100.00 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. *-yes*
2. Keep all porches, stairs, and exterior premises free of refuse, junk and debris. *-yes*
3. Cut grass and weeds. *-yes*
4. Remove snow and ice from sidewalks. *-yes*

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.