



APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8560

RECEIVED

NOV 12 2010

CITY CLERK

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, 11/30/10

Time 11:00

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 676 RIVOLI ST. City: ST. PAUL State: MN. Zip: _____

Appellant/Applicant: ROBERT H NOLLET Email _____

Phone Numbers: Business _____ Residence 763-784-3706 Cell _____

Signature: Robert H Nollet (OWNER) Date: 11/12/2010

Name of Owner (if other than Appellant): _____

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

FOR STEALING INCOME BY VACATING MY BUILDING, THEN BILLING ME FOR # 1,100 TO OTHER COSTS (MORTGAGE, TAXES, INSURANCE, HEAT & UTILITIES) AND DESTROYING MY FAMILY'S RETIREMENT FOR HOUSING CODE VIOLATIONS, THAT I HAVE CORRECTED BUT WERE NOT HAZEROUS TO LIFE AND WERE TENNANT-CAUSED BUT NEVER RE-INSPECTED BY INSPETOR JAMES THOMAS.

"SEE EXHIBITS A&B & LETTER ATTACHED"



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

November 02, 2010

Robert H Nollet/Mavis A Nollet
8564 Lincoln St Ne
Blaine MN 55434-3328

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at

676 RIVOLI ST

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 **\$1,100.00**. 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 December 02, 2010. 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 renewal 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.

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, Ed Smith, at 651-266-1917
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, Ed Smith, at 651-266-1917.**

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: es
vb_registration_renewal_notice 06/10

Copies of this letter have been sent to:

Atty, Patricia Whitney
878 Payne Ave
St Paul MN 55130



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-9090
Saint Paul, MN 55101-1806

November 26, 2008

ROBERT H NOLLET
8564 LINCOLN ST NE
BLAINE MN 55434-3328

**RE: NOTICE OF CERTIFICATE OF OCCUPANCY REVOCATION
VACANT BUILDING
676 RIVOLI ST**

Ref. # 106780

Dear Property Representative:

Your building was determined to be a registered vacant building on November 26, 2008. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

THIS LETTER SERVES AS OFFICIAL NOTICE OF REVOCATION.

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection may be required.

DEFICIENCY LIST

1. BASEMENT - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials.
2. BUILDING - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Paint the wall. Patch the holes and/or cracks in the walls. 4. DOWNSTAIRS - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-
3. DOWNSTAIRS - MSFC 605.4 - Discontinue use of all multi-plug adapters.-VARIOUS LOCATIONS

VARIOUS LOCATIONS

5. DOWNSTAIRS - MSFC 1011.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exitway.-FRONT DOOR BED WAS MOVED.
6. DOWNSTAIRS - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.
7. FRONT PORCH - SPLC 34.09 (2), 34.32(2) - Repair or replace the unsafe stairways, PORCH, decks or railings in an approved manner. This work may require a permit(s). Call LIEP at (651) 266-9090.

8. FRONT STORM DOOR - SPLC 34.09 (3), 34.32 (3) - REPLACE DOOR GLASS
9. UPSTAIRS - MSFC 605.4 - Discontinue use of all multi-plug adapters.-VARIOUS LOCATIONS
10. UPSTAIRS - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.-VARIOUS LOCATIONS
11. UPSTAIRS - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the ceiling in an approved manner.- Repair or replace the damaged or deteriorated ceiling.
Paint the ceiling. Patch the holes and/or cracks in the ceiling.
12. Unit 2 - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unsafe or dangerous. This occupancy must not be used until re-inspected and approved by this office. No gas
13. Unit 2 - MSFC 603.7 - Immediately cease using the stove or oven for heating.
14. SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
15. SPLC 39.02(c) - Complete and sign the provided smoke detector affidavit and return it to this office.
16. SPLC 34.09 (1) e, 34.32 (1) d - Provide and maintained the roof weather tight and free from defects.
17. SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
18. MFGC 503 - Provide, repair or replace the fuel equipment vent or vent liner to develop a positive flow adequate to convey all products of combustion to the outside. This work may require a permit(s). Call LIEP at (651) 266-9090.
19. UMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. The entire exhaust system shall be supported and secured in place. This work may require a permit(s). Call DSI at (651) 266-9090.

If you have any questions, call me at 651-266-8983.

Sincerely,

James Thomas
Fire Inspector

Ref. # 106780

cc: Force

(1)

ROBERT H. NOLLET

OWNER OF:

676 RIVOLI ST.
ST. PAUL, MN.

The City of St. Paul Fire & Inspections Division has caused Extreme Financial & Emotional pain & Suffering to me and my family by addressing what they call Housing Compliance Code Violations that were corrected but not acknowledged or even re-Inspected by an Inspector named James Thomas.

The repair and loss of income over a two year period have amounted to in excess of \$75,000 dollars to date but increasing steadily.

They imply the code violations were my negligence when they were tenant-caused of which I have no control.

Also a contractor did not comply with a signed roofing -

(2)

(replacement contract that was required in order to meet the time dead-line to comply and satisfy the correction of Code Compliances,

I contacted a Matt Donfield to meet with me and a contractor at my building at 676 Rivoli St. to define what improvements or code compliances were still

necessary for me to be able to rent out the building but they failed to or refused to respond to my request.

(They sent me a letter to say that I needed a new-construction code-compliance inspection that would cost me \$500 dollars so I submitted

this through my attorney Patricia Whitney but again they have not responded.

(My building has been standing vacant now for over two years! when several people have asked to rent it.

3.

It is as nice or nicer than other buildings on Pinoli St. and the Heating, Plumbing and Electrical systems are up-to-date or new and improved compared to others.

My costs to maintain this building include Mortgage, Taxes at non-homestead rates for inflated assessed values, Insurance, heat and utilities and housing administrative fees for un-occupied buildings.

Did they have the right to revoke my license to rent without re-inspecting all of the required Code-Compliance corrections that I have made.

When they revoked my license and charged me 1000 dollars administration fees, I went to the Attorney General's Office who said they could not defend me but suggested that I prepare my own defense and appeal their actions and Requisitions.

(4)

I went to my Attorney Patricia Whitney to help me with the appeal process but she said not to do it.

Why?

That was a year ago and now they are sending me a re-renewal notice with an increased fee of \$1100 dollars so I am going to appeal it myself with this letter and the help of a new attorney. I think Patricia Whitney is working for the Department of Inspections and I am paying for it. She sponsors or represents S.P.R.I. (Saint Paul Responsible Landlords)

I am not protected by Minnesota Statute (504B161) for damages caused by my tenants. Why did they revoke my license for the entire building when only the upper unit was in default. The Inspectors name was James Thomas.

5.

They say in their letter that if a new-construction inspection is required, I am not allowed to rent or even sell or even obtain permits to do work if required. That must be a violation of my Constitutional Rights but I am not an attorney but I need an attorney to know.

I think they want me to demolish the building at my own expense but continue to pay taxes (that pay their wages, insurance and Retirement) while they destroy mine. I don't have a state-paid pension. This building is my supplement to Social Security. Now it has been stealing from my retirement because of what the Department of Inspections has done to me.

Robert H. Nolle
(OWNER OF 676 RIVOLI)

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

Date:

Address of Property: 676 RIVOLI ST, ST. PAUL, MN.

Planned disposition of this building (please check one):

I plan to rehabilitate this structure commencing (date): THIS HAS BEEN DONE

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

NAME	ADDRESS	HOME NO.	WORK NO.
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<p>_____ <u>Print Your Name (legibly)</u></p> <p>_____ Signature Date of Birth</p> <p>_____ Address</p> <p>_____ City State Zip</p> <p>_____ main contact telephone alternate phone</p> <p>_____ Email address</p>	<p>INSTRUCTIONS:</p> <p><i>Complete and return this form with your VB registration fee payment of \$1,100.00.</i></p> <p><i>Make checks payable to: <u>City of Saint Paul</u></i></p> <p><i>Credit cards are accepted</i></p> <p><i>Make Payment at, or mail payment to:</i></p> <p style="text-align: center;">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 style="text-align: center;"><i>Thank you for your cooperation</i></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.**

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.
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, 651-266-1900, 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.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220 Telephone: 651-266-9090
Saint Paul, MN 55101-1806

November 26, 2008

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8564 LINCOLN ST NE
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See Dave Thune
From Attorney General's Office

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Why the whole building. Should only be this unit.
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Sincerely,

James Thomas
Fire Inspector

Ref. # 106780

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