



# City of Saint Paul

City Hall and Court House  
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## Master

**File Number: ALH 11-219**

<b>File ID:</b> ALH 11-219	<b>Type:</b> Appeal-Legislative Hearing	<b>Status:</b> Filed
<b>Version:</b> 1	<b>Contact Number:</b>	<b>In Control:</b> Legislative Hearings
		<b>File Created:</b> 01/31/2011
<b>File Name:</b> 336 Fuller Ave		<b>Final Action:</b> 04/05/2011

**Title:** Appeal of Special Tax Assessment for 336 FULLER AVENUE for Project #: VB1103, Assessment #: 8004 in Ward 1

**Notes:**

**Agenda Date:** 04/05/2011

**Indexes:** Special Tax Assessments; Ward - 1

**Agenda Number:**

**Sponsors:** Carter III

**Enactment Date:**

**Attachments:** 336 Fuller Ave Ltr VB1103.doc

**Financials Included?:**

**Contact Name:**

**Hearing Date:**

**Entered by:** Joe.Yannarely@ci.stpaul.mn.us

**Ord Effective Date:**

### Approval History

Version	Date	Approver	Action
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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Legislative Hearings	02/01/2011	Laid Over	Legislative Hearings	04/04/2011		
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**Action Text:** Laid Over to the Legislative Hearings due back on 4/5/2011 (On CPH 2/16 to refer back to LH on 4/5)

**Notes:** Laid over for 2 months for the status of the building. If Appellant receives his Certificate of Code Compliance, she will recommend reducing the assessment in half. (will refer back to LH on 2/16)

Vacant Building fee.

Brad Smith appeared.

Inspector Yannarely reported that the Vacant Building file was opened on August 18, 2010. It was Condemned by the Certificate of Occupancy division with a recommendation of a Category 2. The Vacant Building fee is \$1,100 plus \$135 service charge for a total \$1,235.

Ms. Moermond noted that she had asked staff to determine whether this was a Category 1 of Category 2 Registered Vacant Building. Supervisor Urmann recommended: Condemned Vacant 2.

Mr. Smith doesn't understand how it became a Vacant Building. The day that the inspector came to post it, an employee of his was changing the locks. This house has never been unattended. It does not look in disrepair outside; they mow the lawn and shovel the walks. There is no reason that it should be categorized as a Vacant Building. After he got the list of repairs from the fire inspector, they did all of them. A meeting was scheduled with Lisa Martin; he got there an hour before she did. He called and informed her that someone broke the back door. When she came out, she made a new list, listing the door. He is not going to replace the door until he is able to remove that Vacant Building sticker. It's a nice house and he doesn't understand why it can't be empty. No has no interest in having a renter; he wants to sell it. It doesn't need any rehab; there's nothing wrong with it. Now, he can't do anything with it because it's a Category 2. Ms. Moermond responded that he can sell it; he just needs to sell it to someone who can do the rehab. Again, he stated that it doesn't need rehabbing.

Ms. Moermond said that it looks as though there are some plumbing problems. Mr. Smith responded that someone took about 12 feet of copper pipe out of it. Now, that the sticker is on the house, he has a problem with thieves. He never had a problem in the two (2) previous years without the sticker. He can't pull a permit and just do the plumbing because it's a Category 2. Mr. Yannarely interjected that Mr. Smith will need a code compliance inspection which can be used as a Truth in Sales and Housing document.

Ms. Moermond stated the fact that the water heater is not functioning in the house is reason enough for it to be Condemned. Mr. Smith responded that there is nothing wrong with the water heater itself; there's just 12 feet of pipe missing that needs to be replaced. Ms. Moermond said that Mr. Smith needs to go through the process. She explained that the City's definition of Vacant Building would pick this up as a Category 2 based on the Condemnation by itself. It will pick it up as a Category 1 if the building has been vacant for 365 days or more. There seems to be a very short list of things that need to be done to bring this building into compliance and ready to sell.

Ms. Moermond will recommend a two (2) month layover; if the building becomes code compliant, she will recommend reducing the fee by half.

1 Legislative Hearings 04/05/2011 Referred Under  
Master Resolution

**Action Text:** Referred Under Master Resolution

**Notes:** Approved on February 16, 2011 City Council public hearing. Two (2) permits are finalized: 1) mechanical; and 2) electrical. Two permits are outstanding: 1) plumbing; and 2) building. Therefore, the Code Compliance Certificate is not finalized and the Vacant Building fees will be applied.

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### Text of Legislative File ALH 11-219

Appeal of Special Tax Assessment for 336 FULLER AVENUE for Project #: VB1103, Assessment #: 8004 in Ward 1

Cost: \$1,100.00

Service Charge: \$135.00

Total Assessment: \$1,235.00

Gold Card Returned by: Brad Smith 612-270-7168

Type of Order/Fee:

Nuisance: Unpaid VB Fee

Date of Orders:

Compliance Date:

Re-Check Date:

Date Work Done:

Work Order #:

Returned Mail?:

Comments: VB File opened on 8/18/10

10/05/2010: \*Recheck - Per Legislative Hearing Officer Marcia Moermond: meet at property with Fire Inspection to re-determine vacant building status. PO to call Inspector Urmann to schedule appointment. ~Matt Dornfeld

10/27/10 Per hearing officer she will re-visit the file on Tuesday to determine the outcome, per Supervisor Urmann **condemn vacant 2**~Lisa Martin

History of Orders on Property: