



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

FEB 19 2015

CITY CLERK

RECEIVED

FEB 18 2015

CITY CLERK

We need the following to process your appeal:

- ☒ \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number check 3319)
- ☒ 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)

Tuesday, February 24, 2015

Time 2:30 PM

Location of Hearing:

Room 330 City Hall/Courthouse

emailed on 2-19-15

Address Being Appealed:

Number & Street: 1258 Rice Street City: St. Paul State: MN Zip: 55117

Appellant/Applicant: Liphirino Alcenak Email liphrino@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 612-799-2327

Signature: *[Signature]* Date: 2/15/2015

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/Correction
- ☐ Code Enforcement Correction Notice
- ☒ Vacant Building Registration
- ☐ Other (Fence Variance, Code Compliance, etc.)

See Attached

To whom I May Concern,

I am writing in reference to the property on 1258 Rice Street Parcel ID 19-29-22-33-0068.

I would like to appeal the vacant building fee in the amount of \$1440.00. The reasons why are listed below:

- When I bought the place I was not aware of all the things that needed to be done.
- I am currently in the process of getting the work order taking care of to make the property livable again.
- I recently applied and paid for the code compliance fee of \$447.00 which takes about 30 days to complete from the department of Safety and Inspections. Once I receive the report I would pay for the necessary work permits to get the construction started.
- I have license plumber, electrician and carpenter in place ready to go to get the work done. When the work starts in March 1015 it would take about five months to get the work completed and the property will then become livable again and then I would be able to move in with my family.

I am asking you to please consider my request because, I had to gather the necessary funds on my own because no bank wanted to give me a loan or invest money in a condemned property. I have been turn down so many times so I had to make a decision to stop applying. I also would like you to know that I have been paying the property tax and home insurance faithfully even though the property is listed as condemned and not livable. I want to also draw to you attention that I still have to maintain the property appearance (by cleaning the snow and cutting the grass).

I have also included a copy of the receipt of the code compliance.

I hope you can take my request into consideration and I look forward to hearing from you soon. I am thanking you in advance.

Sincerely,



Liphрино Alcenat
612-799-2327
Liphрино@gmail.com



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806

Telephone: 651- 266- 8989
Facsimile: 651- 266- 1919
www.stpaul.gov/dsi

February 11, 2015

Liphrino Alcenat
4344 18th Ave S
Minneapolis MN 55407- 3344

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 **\$1,440.00**. 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 1258 RICE ST 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 from 8:00am to 4:00pm Monday through Friday at:

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

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.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Mike Kalis, at 651- 266- 1929.

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

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.

Stever Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: mk
vb_warning_letter 2/15



Invoice

☐ Check this box if making any name, mailing address or Phone # corrections. Please write the changes on this form.

January 30, 2015

CITY OF SAINT PAUL

Department of Safety & Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

Phone: 651-266-8989

Fax: 651-266-9124

To:

Invoice #: 1153252

Folder #: 09 025848

Transaction Description

Project Location

1258 RICE ST
ST PAUL, MN 55117-4559

TYPE: VACANT BUILDING FEE

VB Fee

SUB TYPE: CATEGORY 2

WORK TYPE: SINGLE FAMILY RESIDENTIAL

Ward 5
District Council 6
Warning Letter PrintDate Feb 11, 2015

Census Tract 30500
Renewal Due Date Feb 11, 2016
Renewal Letter PrintDate Jan 11, 2016

FEES

VF Annual Fee Year \$1,440.00

TOTAL \$1,440.00

Signature of Cardholder (required for all charges): _____

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION:

☐

American Express

☐

Discover

☐

MasterCard

☐

Visa

EXPIRATION DATE:

□□/□□

ACCOUNT NUMBER:

□□□□ - □□□□ - □□□□ - □□□□



RECEIPT

CITY OF SAINT PAUL

Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Phone: 651-266-8989
Fax: 651-266-9124
www.stpaul.gov/dsi

Payment #: 1049851

Payment Date: January 30, 2015

Paid By: LIPHRINO ALCENAT
4344 18TH AVE S
MINNEAPOLIS MN 55407-3344

Amount Paid: \$447.00

Payment Type: Check

CELL: 612-799-2327

Transaction Description

Project Location: 1258 RICE ST
ST PAUL MN 55117-4559

09-025847

TYPE: VACANT BUILDING

Vacant Building

SUB TYPE: CATEGORY 2

WORK TYPE: SINGLE FAMILY RESIDENTIAL

Is there a lock box?

No

FEES

Vacant Code Compliance \$447.00

TOTAL \$447.00

** To schedule a Vacant Building Code Compliance Inspection, call Jim Seeger at 651-266-8989 between 7:30 and 9:00 AM, Monday - Friday. **

** Questions regarding Vacant Building Performance Deposits can also be directed to Jim Seeger. **

Foss, Katie (CI-StPaul)

From: Foss, Katie (CI-StPaul)
Sent: Thursday, February 19, 2015 3:37 PM
To: 'liphrino@gmail.com'
Subject: 1258 Rice Street - Application for Appeal

Liphrino Alcenat –

This e-mail serves to notify you that we have received your **Application for Appeal of a Vacant Building Registration Fee at 1258 Rice Street**, and that a legislative hearing has been scheduled for you to attend to address this matter.

The hearing will take place on **Tuesday, February 24, 2015 at 2:30 p.m. in Room 330 City Hall, at 15 W. Kellogg Blvd., St. Paul, MN 55102.**

Please feel free to contact the Appeals Line with any questions, at (651) 266-8585.

Thank you.

Katie Foss
Receptionist
City Council Offices
310 City Hall
15 West Kellogg Blvd.
St. Paul, MN 55102-1615
(651) 266-8560