



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

JUL 19 2024

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 \_\_\_\_\_)
- ☒ 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, August 6, 2024

Time: you will be called between

1:00 p.m. & 3:00 p.m.

Location of Hearing:

Teleconference due to Covid-19 Pandemic

call cell

## Address Being Appealed:

Number & Street: 134 Montrose Place City: St. Paul State: MN Zip: 55104

Appellant/Applicant: John S. Jagiela Email john.jagiela@att.net

Phone Numbers: Business \_\_\_\_\_ Residence (651) 646-7277 Cell (612) 280-6700

Signature: \_\_\_\_\_ Date: July 15, 2024

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.)

This is not a vacant building. The building is a triplex.

I own the building and have occupied the entire 2nd Floor for more than 34 Years. This is my legal residence and mailing and driver license and voting registration address. The entire 2nd Floor and Attic Area is filled with my personal belongings.

The tenant on the 1st Floor moved out in Nov. of 2023 and

The Vacant Building Registration Notice is dated July 9, 2024 and is attached to this Application.

I am currently re finishing the hardwood floors and painting the 1st and ground floor Units for rental upon completion of the work.

Revised 3/24/2021

**JOHN S. JAGIELA**  
ATTORNEY AT LAW

TEL: (651) 646-7277  
CELL: (612) 280-6700

John S. Jagiela  
E-Mail: john.jagiela@att.net

July 15, 2024

Legislative Hearing Officer  
Office of the City Clerk  
310 City Hall  
City/County Courthouse  
15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
Tel. No. 651.266-8585

**Re: 134 Montrose Place-Application for Appeal**

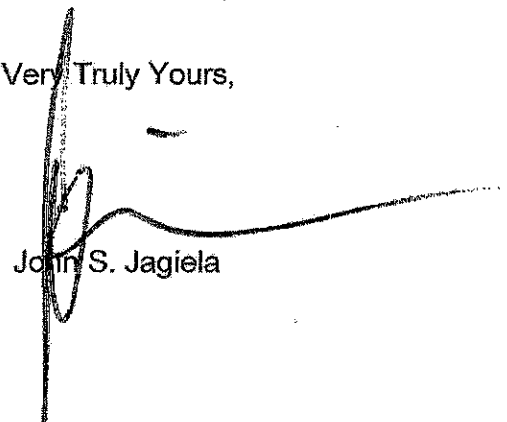
Dear Legislative Hearing Officer:

Please find enclosed herewith my Application for Appeal of the Vacant Building Registration Notice dated July 9, 2024 that I received from the City of St. Paul.

Please also find enclosed herewith an additional copy of this letter to be file-stamped as received and returned to the undersigned in the enclosed self-addressed, stamped envelope.

Thank you for your attention to this matter.

Very Truly Yours,



John S. Jagiela



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
Facsimile: 651-266-1919  
[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

July 09, 2024

John S Jagiela  
134 Montrose Pl  
St Paul MN 55104-5623

Customer #:779349

Bill #: 1865794

## VACANT BUILDING REGISTRATION NOTICE

The premises at **134 MONTROSE PLACE**

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,459.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

**Payment must be received by August 09, 2024 .**

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

**Do Not Mail Cash**

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

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.

**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.**

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 , Daniel Hesse, at 651- 252- 8293 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, Daniel Hesse, at 651- 252- 8293.

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: dh  
vb\_registration\_notice 11/14

# STAMP - Activity Detail

[New Search](#)

[Help using this report](#)

## 134 Montrose Place

Click [here](#) to access other applications using this address - GISmo, MapIT, and Ramsey County Info

**Run Date:** 07/18/24 04:00 PM

**Folder ID#:** 24 056251

**In Date:** 07/08/24

**Issued Date:**

**Status:** Under Review

**Closed:**

**Type:** CS - CSO Complaint - Vacant Building Monitoring - Complaint

### Description:

Referred by C of O inspector. C of O revoked.

### Associated Folders:

[24-056267](#) VB - Vacant Building - Category 2 - Single Family Residential

[24-056268](#) VF - Vacant Building Fee - Category 2 - Single Family Residential

### Document:

[CE Photo Document](#) - Generated: 07/08/2024 - Sent: 07/08/2024

\* Note: Clicking on above document links may not reflect the exact formatting of the original document.

### People:

Owner:

John S Jagiela

134 Montrose Pl

St Paul MN 55104-5623

### Property:

134 MONTROSE PLACE, PIN: 052823120090

134 MONTROSE PLACE APT BASEME, PIN: 052823120090

134 MONTROSE PLACE APT MAIN, PIN: 052823120090

### Info Value:

Behavior Complaint: No

Possible Student Housing?: No

Call Back Requested?: No

Ward: 4

District Council: 13

VB/VF Created?: Yes

See Click Fix: No

Field Find?: Field Find

VB Category: Category 2

Usage: Single Family Residential

Code Compliant: No

Additional Complainant Count: 0

### DSI CS Review

**Assigned To:** CSO Complaint Analyst Pool

**Closed:** 07/08/24

### Result:

**07/08/2024:** Released - Daniel Hesse

### DSI CS Complaint Admin

**Next Schedule:** 08/12/25

### DSI Vacant Building Response

**Assigned To:** Hesse, Daniel

**Closed:** 07/08/24

### Result:

**07/08/2024:** \*Recheck - Opening VB-2 per Referral from Fire Inspections revocation per MI:



"Revocation of Fire Certificate of Occupancy and Order to Vacate: Your building was determined to be a registered vacant building on July 5, 2024. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy". and: "07/05/24 - (See additional notes in RF) Called SPRWS and they show only 2 units of water usage for last quarter, states that water usage is as expected for a vacant building. Called owner to discuss. States that the first floor tenant did move out and property is completely vacant now. States that he is doing work in the property and wants to sequence the exterior work as part of that but was held up by other work including some multi-floor plumbing work being done in the building". Open VB-2 based on referral and exterior deficiencies. Photos added. DH

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**DSI Vacant Building Reinspection**

**Closed:** 07/15/24

**Result:**

**07/15/2024:** \*Recheck - At the time of inspection the dwelling appeared secure, vacant and maintained. DH

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**Next Schedule:** 07/22/24