



APPLICATION FOR APPEAL

RECEIVED
MAY 03 2012
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
- Walk-In OR Mail-In

YOUR HEARING Date and Time:
Tuesday, <u>5-15-12</u>
Time <u>2:30 P.M.</u>
Location of Hearing:
Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 370 University Ave W City: Saint Paul State: MN Zip: 55103

Appellant/Applicant: Aurora & Anthony Neighborhood Development Corporation Email: Niecha@aurorastanthonny.org

Phone Numbers: Business _____ Residence _____ Cell _____

Signature: Niecha & Presley Date: 05-03-2012

Name of Owner (if other than Appellant): _____

Address (if not Appellant's): 774 University Ave W St Paul MN 55103

Phone Numbers: Business (651) 288-9320 Residence _____ Cell (651) 283-2380

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 Fee for registration for vacant bldg



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

April 24, 2012

Tcc Old Home Site Llc
615 First Ave Ne Unit 410
Minneapolis MN 55413-4985

VACANT BUILDING REGISTRATION NOTICE

The premises at **370 UNIVERSITY AVE W**

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 to register this building with the Department of Safety and Inspections, Vacant Buildings 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 **\$1,100.00**. 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.

Please return the enclosed registration form along with your payment by May 24, 2012.

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 Office of the City Clerk at (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, Matt Dornfeld, at 651-266-1902 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building(s) 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 Officer 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 Enforcement Officer, Matt Dornfeld, at 651-266-1902.

This registration form and fee is required by law. 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: md
vb_registration_notice 06/10

Redevelopment Description

Plans for the Old Home site are in the pre-development stages. The Old Home Dairy site at 300-378 University Avenue will be transformed into a mixed-use, transit oriented development with housing, commercial, retail and community end-uses that both maximize the parcel's potential and preserve historic uses. The project will provide housing and economic vitality while creating a "destination" place. The Old Home Dairy site is a 1.62 urban acres with University Avenue frontage – and can accommodate a mixed-use development of up to 100 plus housing units and 30,000 – 60,000 square feet of commercial/retail space depending on site configuration.

Aurora - St. Anthony Neighborhood Development Corporation and Sand Companies, Inc. envision an array of housing options affordable to a range of incomes. Unit mixes will include 1, 2 and 3 bedrooms to accommodate single workers and growing families. Although a range of affordability scenarios are being examined during pre-development phases, it is anticipated that the housing units will be a split of affordable and market rate, with an understanding that market rate units in the area generally meet affordable thresholds. The project is a combination new construction and rehabilitation with historic preservation project; this unique development will capitalize on the exciting, modernizing changes happening in this challenged neighborhood (LRT) and simultaneously preserve the heritage of the site and Avenue. It will transform the neighborhood, capitalize on light rail transit, energize residents, and create a thriving community asset. Qualities include the TOD Project design and principles, compactness, and mix of uses

The redevelopment of the Old Home site is consistent with the City of St. Paul's Light Rail Transit Station Area Plan; the Transit Improvement Area Plans and the Central Corridor Development Strategy Plan

- Construction start Late Spring or Early Summer

2013

- we are a community coc and right now paying the additional vacant bldg fee of 1,100.00 presents a hardship