



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

OCT 28 2016

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

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, NOV. 8, 2016

Time 2:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 929 W. 7th St. City: St. Paul State: MN Zip: 55102

Appellant/Applicant: RYAN NORTH Email info@northgardentheatre.com
North Garden Theatre

Phone Numbers: Business 612 272 5680 Residence _____ Cell _____

Signature: Ryan North Date: _____

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 2911 ARMOUR TER., St. Anthony, MN 55418

Phone Numbers: Business _____ Residence _____ Cell 612 272-5680

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 Please see attachment.
- Other (Fence Variance, Code Compliance, etc.) _____



10/28/16

RE: Annual Vacant Building Fee
929 West 7th St., St. Paul, MN 55102

Two Whom It May Concern,

On November 21st, 2016, we received a Vacant Building Registration Renewal Notice and fee of \$2085. I am writing to appeal this fee and ask to be removed from the Vacant Building Program.

We have occupied the space at 929 West 7th and have been diligently working on it to satisfy the needs of the City of St. Paul for the entire year to date (2016). When we purchased the building in December of 2015 - it was unsecured, unsafe, full of junk, and in desperate need of attention. Since then we have invested significant funds (\$75,000+) and work hours to address these concerns. After pulling permits, we did a complete overhaul / replacement of the roof, fixed the voids in the North and South walls, secured the entrances, and removed tons of junk and debris from the space. We have also kept up with the required maintenance of the space.

We have had an environmental survey completed, extensive structural engineering, and full architectural plans drawn up. We have secured needed variances and licenses, deposited performance fees of \$10,000 with the City of St. Paul, and have worked hard to satisfy the needs of our neighbors.

The space is secure, no longer dangerous, not condemned or uninhabitable, and is not illegally occupied.

Our most recent architectural plans have been approved by Senior Building Inspector, Stephen Ubl and the main phase of our construction has begun in earnest.

Please consider our team's significant investment of time, money, and labor over the year of 2016 to revive this 100 year old building. We ask you to please waive the entire fee of \$2085 and remove our property from St. Paul's vacant building program.

With Respect,

Handwritten signatures of Ryan and Tina North. The signature "Ryan" is written in a cursive style, followed by "North" in a similar style. To the right, "Tina North" is written in a cursive style.

Ryan & Tina North



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

October 19, 2016

Received 10-21-16

929 7th Street West Llc
2911 Armour Terr
St Anthony MN 55418-2507

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at
929 7TH ST W

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 **\$2,085.00**. 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 **November 18, 2016**. 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 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.

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:

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 , Joe Yannarely, at 651- 266- 1920 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, Joe Yannarely, at 651- 266- 1920.

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: jy
vb_registration_renewal_notice 11/14