



RECEIVED APPLICATION FOR APPEAL

SEP 12 2022

CITY CLERK

Saint Paul City Council – Legislative Hearings

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, 9/27 @ 1:00 PM

Time: you will be called between _____ & _____

Location of Hearing: _____

Teleconference due to Covid-19 Pandemic

Address Being Appealed:

Number & Street: 1790 University Avenue City: Saint Paul State: MN Zip: 55104

Appellant/Applicant: Adero Riser Cobb, COO Email: Acobb@Keytoneservices.org

Phone Numbers: Business 651-603-6647 Residence _____ Cell 612-716-6566

Signature: Adero Riser Cobb Date: September 9, 2022

Name of Owner (if other than Appellant): Keystone Community Services

Mailing Address if Not Appellant's: 2000 University Avenue, Saint Paul MN 55104

Phone Numbers: Business 651-645-0349 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.)

PLEASE SEE ATTACHMENT - We are currently using for storage until building renovations begins Fall 2022.

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement



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

September 02, 2022

Keystone Community Services
2000 Saint Anthony Ave
St Paul MN 55104-5125

Customer #:1643791

Bill #: 1683692

VACANT BUILDING REGISTRATION NOTICE

The premises at **1790 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 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 October 02, 2022 .

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 , James Hoffman, at 651- 266- 1947 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, James Hoffman, at 651- 266- 1947.

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: jh
vb_registration_notice 11/14



2000 St. Anthony Ave.
St. Paul, MN 55104-5199
www.keystonecommunityservices.org

651.645.0349 TEL
651.645.8057 FAX

What is Being Appealed and Why – Vacant Building Registration

Customer #: 1643791 Bill#: 1683692

We are currently using 1790 University Avenue to store bikes for our Express Bike Shop (social enterprise/youth program) and pallets of nonperishable items (tooth paste, cleaning supplies, etc.) for our basic needs program - food shelves. In addition, we provide many site tours for our donors, local officials including The City of Saint Paul PED Staff. We are physically on site at 1790 University Avenue 2 to 4 times a week. The building is armed with a security alarm system and is continuously being monitored.

This is the future location of our New Keystone Community Food Center and our Food Mobile Service Program (mobile food shelf) will be operating out of 1790 University Avenue after renovation is complete which is scheduled to start fall 2022. Please see renderings below.



Preliminary design vision for new Community Food Site. Renderings produced by 4RM+ULA Architects

NOTICE

REGISTERED VACANT BUILDING

THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT HAS REGISTERED THE PREMISES LOCATED AT:

1790 UNIVERSITY

AS A VACANT BUILDING IN ACCORDANCE WITH SAINT PAUL LEGISLATIVE CODE, CHAPTER 43,

THIS BUILDING SHALL NOT BE SOLD OR OCCUPIED WITHOUT FIRST RECEIVING WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS.

ANY PERSON HAVING OWNERSHIP RESPONSIBILITY OR FINANCIAL INTEREST IN THIS PREMISES SHOULD CALL THE ENFORCEMENT OFFICER.

CITY OF SAINT PAUL
DSI - CODE ENFORCEMENT
375 JACKSON STREET, SUITE 220
SAINT PAUL, MN 55101-1806
PHONE: (651) 266-8989

THIS NOTICE SHALL NOT BE REMOVED WITHOUT
AUTHORIZATION FROM THE DIVISION OF CODE
ENFORCEMENT

246 1947

356

8.31.22

Office Phone: (651)

ENFORCEMENT OFFICER

DATE POSTED

Yog tias koj tsis to taub tsab ntawv no, hu rau (651) 266-8989. Peb mam nhriv ib tug Hmoob los pab txhais Nws yuav pab dawb xwb.

Si usted habla el Español y no entiende esta nota, llama (651) 266-8989 para un traductor. No costo.

05/2015