



# APPLICATION FOR APPEAL

RECEIVED  
JUL 06 2011  
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

**YOUR HEARING Date and Time:**

Tuesday, 7-26-11

Time 2:30

**Location of Hearing:**

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 17 7th Place W City: St. Paul State: MN Zip: 55102

Appellant/Applicant: Seventh Place Assoc. LLC Email: K.BROTHERS@comcast.net

Phone Numbers: Business 651-225-1913 Residence \_\_\_\_\_ Cell 612-840-0250

Signature: [Signature] Date: 6/30/11

Name of Owner (if other than Appellant): Feitz Rabens

Address (if not Appellant's): 9 7th Place W, St. Paul, MN 55102

Phone Numbers: Business 651-225-1913 Residence \_\_\_\_\_ Cell 612-840-0250

## 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 - See attached -
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

**Seventh Place Assoc., LLC**  
**C/O Kelly Brothers, Ltd.**  
**9 West Seventh Place**  
**St. Paul, MN 55102**  
651.225.1913 / k.brothers@comcast.net

January 20, 2010

Jeff Hawkins  
Nuisance Building Enforcement  
375 Jackson Street, Suite 220  
St. Paul, MN 55101

[via email: jeff.hawkins@ci.stpaul.mn.us](mailto:jeff.hawkins@ci.stpaul.mn.us)

Re: 17 Seventh Place West, St. Paul / designated as a Category II Vacant Building

Jeff,

Thanks for the information you provided in our phone conversation today. As you requested, I am listing relevant facts regarding the above address.

1. The above address designates the Palace Theater. This space is part of the Seventh Place Complex that includes 130 rental apartments and approximately 25,000 ft of street-level commercial space.
2. The Seventh Place Complex has one legal description and one PIN #: 06.28.22.21.0028.
3. The owners and managers maintain a staffed office on site. This includes a full-time property manager, caretakers and maintenance staff.
4. The Seventh Place complex, including the Palace Theater, is fully insured.
5. The owners have maintained and secured the Palace Theater space for over 10 years. This includes scheduled walk-through inspections by on site managers and maintenance personnel.
6. Gas to the Palace Theater is shut off at the meter located in the basement of the Seventh Place Complex. Water is shut off and drained — there is no heat in the Palace Theater. Electric circuits are shut off at the circuit breakers and load centers.
7. There are no water heaters, boilers, or other heating sources in the Palace Theater.

The owners have been operating large commercial buildings for over 30 years. We believe the salient facts stated above belie the vacant building designation. If you have comments or need further information please contact me.

Seventh Place Associates, LLC



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Fritz Rabens, member



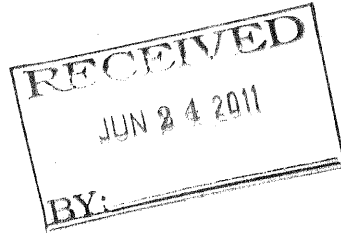
CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

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

June 23, 2011

Seventh Place Associates Llc  
9 West 7th Pl  
St Paul MN 55102-1183



Steve Wagner  
2667928  
Steve Wagner, City of Saint Paul  
appeal

### VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at

**17 7TH PLACE 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 **\$1,100.00**. 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 July 23, 2011. 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 8:00 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 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, Dennis Senty, at 651-266-1930 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, Dennis Senty, at 651-266-1930.**

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: ds  
vb\_registration\_renewal\_notice 06/10

Copies of this letter have been sent to:

Seventh Place Associates Llc 9 West 7th Pl St Paul MN 55102-1183□□