



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

APR 19 2021

Telephone: (651) 266-8585

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 536056)
- 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, May 4, 2021

Time: you will be called between
2:30 p.m. & 4:00 p.m.

Location of Hearing:
Teleconference due to Covid-19 Pandemic

call cell *

Address Being Appealed:

Number & Street: 1965 BERKELEY NW City: ST PAUL State: MN Zip: 55105

Appellant/Applicant: KENNETH D TUPPER Email _____

Phone Numbers: Business _____ Residence _____ Cell * 612 308 1330

Signature: [Signature] Date: April 19, 2021

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.)
- PLEASE SEE ATTACHED

To Whom It May Concern:

I am a 74-year-old, Honorably Discharged Disabled Vietnam Veteran with combat service in 1967 and 1968. I have owned 1965 Berkeley since 1974. The house currently has no liens or mortgages. I have meager liquid assets other than my Social Security and small Pension (\$367) as I near the end of life. I made the mistake of letting a young blood relative live there with the intent that he would help me remove personal effects and prepare the property for sale. I was not aware of his lack of attention to the project. Obviously, this turned out to be a major mistake. This and the lockdowns have set me back over 1 year.

I was in the process of removing my belongings and prepare for sale when the Covid Lockdowns started and then winter set in. I am physically challenged by stairs. Ice and snow are extremely dangerous conditions for me due to my disability. Therefore, I have been quite restricted in my effort to dispose of the property properly. With Covid 19 vaccinations now available, I can again work in the house clearing my personal effects and readying the house for sale. I have made considerable progress with the help of many friends. During the past three weeks, I have removed 75% of the contents.

I am in the process of selling the property, however, a multifaceted sale I was negotiating was immediately reversed when this buyer group became aware of the recent classification change.

At the present, I have no viable buyer unless and until the Category II is withdrawn. Allowing time to enjoy an atmosphere that affords a proper and cost-effective rehabilitation. Should the Category II be withdrawn, I will be able to resurrect the buyer interest and transfer the property to a contractor that can perform a scheduled rehabilitation. My desire is to have a professional restore this nearly 100-year-old structure to the condition and glory it deserves. A beautiful Home in St Paul. Without the ability to affect a wholesale sale, I have no ability to keep the property and will suffer an immeasurable loss.

Property Tax, street/alley assessments and Property Insurance have been timely and in effect throughout my tenure.



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

April 09, 2021

Kenneth D Tupper
3679 94th St E
Inver Grove Heights MN 55076-3732

Customer #:1507612

Bill #: 1565195

VACANT BUILDING REGISTRATION NOTICEThe premises at **1965 BERKELEY AVE**

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 **\$2,127.00**. 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 May 09, 2021 .

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 , 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 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, Matt Dornfeld, at 651- 266- 1902.

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: md
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