

RLH VBR 24-47



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

AUG 06 2024

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

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 885555)

Copy of the City-issued orders/letter being appealed & any attachments you may wish to include

Walk In     Mail     Email

Appeal taken by: Naylor

**HEARING DATE & TIME**

(provided by Legislative Hearing staff)

Tuesday, August 13, 2024

Location of Hearing:

Telephone: you will be called between \_\_\_\_\_ & \_\_\_\_\_

In person (Room 330 City Hall) at: 1:00 p.m.

(required for all condemnation orders and Fire C of O revocations and orders to vacate)

**Address Being Appealed:**

729 Fourth St. E.

Number & Street: 729 451 City: ST PAUL State: MN Zip: 55106

Appellant/Applicant: JAMES SWARTWOOD Email: JAMES.ELLIOT191826MAIL.COM

Phone Numbers: Business \_\_\_\_\_ Residence 612-368-3633 Cell SAME

Signature: [Signature] Date: 8/6/2024

Name of Owner (if other than Appellant): \_\_\_\_\_

Mailing Address if Not Appellant's: 5537 DUPONT AVE S MPLS 55419

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.)
- ON THE 1st OF AUGUST THE LEASE FOR THE 729 451 TENANT HAD ENDED AND THE TENANT WAS MOVING OUT OF 451. IN THE MIDDLE OF HIS MOVE FIRE INSPECTOR DETAIL SHUTE FOUND THE PROPERTY UNLOCKED, THE TENANT HAVING JUST LEFT WITH A LOAD OF FURNITURE, AND WITH OUT CALLING, THE PROPERTY MANAGER PAUL PRINCE OR MY SELF NUMBER'S HE CALLED WHEN HE NEEDED SOME THING IN THE NEAR PAST, HAD THE CITY DAMAGE A HISTORIC BUILDING BY SECURING ALL DOORS + DECORATIONS IT A VACANT BUILDING.



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806Telephone: 651-266-8989  
Facsimile: 651-266-1919  
www.stpaul.gov/dsi

August 02, 2024

Customer #:1177628

Bill #: 1877997

James Swartwood  
5537 Dupont Ave S  
Minneapolis MN 55419-1647**VACANT BUILDING REGISTRATION NOTICE**The premises at **729 4TH ST E**

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 September 02, 2024 .**

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  
vb\_registration\_notice 11/14