



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

JUN 13 2023

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 CLT 2026)
 - ☒ Copy of the City-issued orders/letter being appealed
never got in the mail - was told by employee at the city
 - ☒ Attachments you may wish to include *Letter Death Certificates Descrpt of Decree App*
 - ☒ This appeal form completed
 - ☒ Walk-In ☒ Mail-In
- for abatement orders only: ☐ Email ☐ OR ☐ Fax

HEARING DATE & TIME

(provided by Legislative Hearing Office)

Tuesday, June 27, 2023

Location of Hearing:

☒ Telephone: you will be called between

1:00 pm & 3:00 pm

☐ In person (Room 330 City Hall) at: _____

(required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 892 Lawson Ave E City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Rudolph Henninger (son) Email: photo143@msn.com

Phone Numbers: Business _____ Residence _____ Cell: 480-221-9696

Signature: RC Date: 6/5/2023

Name of Owner (if other than Appellant): Barbara J Henninger / Rudy Henninger
deceased deceased

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

Mr. Rudolph Henninger
1444 N River Cir
Tarpon Spgs, FL 34689

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.)

see letter

Rudolph C. Henninger
1444 N. River Cir
Tarpon Springs, FL 34689

Saint Paul City Council
Legislative Hearings
310 City Hall
15 W. Kellogg Blvd.
Saint Paul, MN 55102

June 5, 2023

RE: Application for Appeal
892 Lawson Ave E
St. Paul, MN 55106

To whom it may concern,

I am writing to see if we may get this vacant building registration fee appealed for the entire amount or for a pro-rata amount for the number of months that it will take to satisfy the home sale prior to the upcoming foreclosure proceeding. We have applied for a Decree of Descent in order to sell the property. My parents on the deed are deceased and have died intestate with only this property to their names. Unbeknownst to me and other siblings it had become vacant recently. The mail is not being received at this address; therefore we have not received this notice in order to reply to in a timely manner. My wife, Mistina Henninger called the city today and was notified of the fine.

Please provide us with a hearing at the earliest convenience and please issue a reversal of charges, as the family does not have any other assets to pay the fines.

I can be reached at 480-221-9696 or mail
Photo143@msn.com

Sincerely,

Rudolph Henninger

* ~~6/10/23~~ emailed to me today. Never received in the mail

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

May 25, 2023

Customer #:1834308

Bill #: 1739436

Barbara J Henninger/Rudy Henninger
892 Lawson Ave E
St Paul MN 55106-3222

VACANT BUILDING REGISTRATION NOTICE

The premises at **892 LAWSON AVE 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 June 25, 2023 .

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

CASE # 467
62PR23 ~~647~~

State of Minnesota

District Court

County of:

RAMSEY

Judicial District:

second

Court File Number:

62PR23467

Case Type:

Probate

In Re the Estate of:

Barbara Joan Henninger
Decedent (Deceased person)

**PETITION FOR
DETERMINATION OF
DESCENT**

Information about the Petitioner:

1. My name is Rudolph Carl Henninger. My legal interest to the
Decedent is: (Check all that apply)

☐ Spouse

☒ Child

☐ Other family member: _____

☐ Devisee (beneficiary of the Will)

☐ Heir

☐ Creditor

☐ Other: _____

Information about the Decedent:

2. Decedent was born on 01/11/1937 in the city of
St. Paul, and state of Minnesota.
3. Decedent died on 01/18/2018, which is more than three years ago, in
the city of Maplewood, and state of Minnesota.
4. Domicile (address of legal residence) of Decedent at the time of death:
Street Address: 892 Lawson Ave E.
City, State, and Zip Code: St. Paul, MN 55106
County: Ramsey