



emailed agenda

# APPLICATION FOR APPEAL

RECEIVED

OCT 06 2010

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, Oct. 19

Time 2.30

Location of Hearing:

Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 688 East 6<sup>th</sup> City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Lou Sudheimer Email historiclou@gmail.com

Phone Numbers: Business (612) 648-9718 Residence NA Cell (612) 901-5352

Signature: Lou Sudheimer Date: 5 Oct, 10

Name of Owner (if other than Appellant): Joseph Palen

Address (if not Appellant's): 1055 N. 5<sup>th</sup> Street Mpls., MN 55411

Phone Numbers: Business (612) 338-7409 Residence NA Cell NONE

## 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
- Other
- Other
- Other

Renewal Notice

Roewalle

DEPARTMENT OF SAFETY AND INSPECTIONS  
Steve Magner, Manager of Code Enforcement



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)

September 27, 2010

Joseph F Palen  
1055 N 5th St  
Minneapolis MN 55403-4324

**VACANT BUILDING REGISTRATION RENEWAL NOTICE**

Dear Sir or Madam:

As the owner or responsible person for the property located at

**688 6TH ST E**

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 October 27, 2010. 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 renewal due date 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.

**City of Saint Paul**  
**Department of Safety and Inspections**  
**Vacant Buildings Program**  
**Requirements, Regulations and Information**

The Council of the City of Saint Paul has adopted ordinances regulating vacant and unoccupied structures.

You must register this building with St. Paul Department of Safety and Inspections, Vacant/Nuisance Buildings Code Enforcement Unit if the building is unoccupied and:

1. Unsecured, or
2. Secured by other than normal means (boarded), or
3. A dangerous structure, or
4. Condemned as uninhabitable, or
5. Condemned or Vacated by Fire Marshal Certificate of Occupancy Program, or
6. Has multiple housing or Building Code violations, or
7. Is condemned and illegally occupied, or
8. Has been unoccupied for a period of time longer than one year during which time the Enforcement Officer has issued an order to correct nuisance conditions.

**Registration Requirements**

1. Submit the enclosed Vacant Building Registration Form within 30 days, describing plans for rehabilitating and reoccupying or demolishing the building.
2. Disclose all pertinent ownership information.
3. Disclose all pertinent lien-holders.
4. Disclose any current Truth-in-Sale of Housing Disclosure Reports.
5. Pay the \$1,100.00 annual Vacant Building Registration fee within 30 days of receiving this letter. **If the registration fee is not received within 45 days of the due date 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.**

**NOTE: If the building is vacant due to a fire, you may have a 90 day exemption from the registration fee. You must still submit the enclosed Vacant Building Registration Form within 30 days informing us of your plans for the building to qualify for this exemption. At the end of 90 days your rehabilitation must be complete OR you must pay the \$1,100.00 registration fee.**

6. Provide unencumbered access to all portions of the premises of the buildings to permit the Enforcement Officer to make a complete inspection.

Owners, agents, assignees and all responsible parties are required to comply with the following requirements of the Saint Paul Legislative Code:

1. Keep all buildings secure.
2. Keep all porches, stairs, and exterior premises free of refuse, junk and debris.
3. Cut grass and weeds.
4. Remove snow and ice from sidewalks.

**Sale Requirements – Contact the Vacant Buildings section, 651-266-1900, for full details. There is a fee of \$275.00 for the Sale Review Process.**

**VB1** – Current registration and fees; notify the City; restore utilities.

**VB2** – No sale without City approval. Requirements include: current registration and fee payments, code compliance report, cost estimate for all repairs, a schedule for completion of the repairs, and proof of financial capability to complete all repairs.

**VB3** – No sale without a Certificate of Code Compliance or Certificate of Occupancy.

**On Behalf of:  
Joseph F. Palen  
1055 N. 5th Street  
Minneapolis, MN 55411**

Saint Paul City Clerk  
310 City Hall, 15 West Kellogg  
St. Paul, MN 55102

**Re: Appeal of Vacant Building Fee**

To: City Clerk

The purpose of this appeal is to request that you please consider waiving the automatic \$1,100 charge vacant building fee, that has been announced for the duplex property at 688 East 6th.

It is our understanding that the reason that the city has enacted the vacant building fee process is to stimulate and encourage reluctant and possibly absentee landlord/owners of vacant properties to take the responsibility to actively improve their deteriorated properties and bring them up to full code compliance so they can once again be occupied, and become a positive contribution to our community.

Mr. Palen did not cause the deterioration of this property. He became the owner with the full intention to completely rehabilitate 688 East 6th.

The reason for this request is that the taxpayer/owner has been doing an outstanding job of rehabilitation. If you happen to drive by, you can verify this fact for yourselves. In addition you can speak with the building inspector, who will also verify this fact. As you know it often takes more time to do things well, especially if you are trying to renovate a Turn-of-the-Century, 1880's era, property in a style befitting it's origins.

The purpose of these fees is to provide a "kick in the butt" to recalcitrant vacant building owners, who are doing nothing. Since Mr. Palen has been actively and at great personal expense, doing a much better than minimal rehabilitation, and has not been one of these many many recalcitrant owners, we would appreciate it if your body would recognize and reward his cooperation, by waiving this 2nd fee.

For: Joseph F. Palen



Louis C. Sudheimer (612) 648-7718  
686 East 6th Street  
St. Paul, MN 55106