



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

RECEIVED

MAY 27 2016

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, Minnesota 55102  
Telephone: (651) 266-8585

### We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number \_\_\_\_\_)
  - 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, June 14, 2016  
  
Time 11:00 a.m.  
**Location of Hearing:**  
Room 330 City Hall/Courthouse

### Address Being Appealed:

Number & Street: 70 Mounds Boulevard City: Saint Paul State: MM Zip: 55106

Appellant/Applicant: Mary Engelhard Email mary.engelhard@gmail.com

Phone Numbers: Business: N/A Residence N/A Cell 651-245-7804

Signature: [Handwritten Signature] Date: \_\_\_\_\_

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.)
- See attachments: Appeal letter; (correction notice copy) 2  
3 (Ramsey county duplex and home value info)  
Photo page  
2 (Neighbors on either side - supportive letters)  
Total = 10 pages with appeal application

**Appeal Re: File # 16-036147: 70 Mounds Boulevard inspection May 18, 2016; and resulting correction notice.**

I am appealing this notice, regarding the class 5 gravel surface I have for parking at my duplex home for these reasons:

1. My home is a duplex, situated on two full-size legal lots, and I have owned and lived at this property since 1995. Renters have parked on the side driveway since that time. Within the first year living here, I installed 10-12" of class 5 gravel (see attached photos). In the 21 years following, I have refreshed that parking area with class 5 gravel twice.
2. I have taken out various building permits, and numerous city inspectors have been here for two fencing projects, roofing, and various interior improvements. Those inspectors never indicated the driveway as a problem, or becoming a potential problem. I never knew something could be out of order with this arrangement. This correction order comes to me "from out of the blue" as very surprising and worrisome new information.
3. Due to the economic downturn of 2008-09, my employment situation and the housing market collapsed dramatically.

After losing professional level employment, I moved to general maintenance work (janitor) for Normandale Community College, my current job. I initially sustained substantial income loss (29%), and in the 8 years since, am still trying to recover, but at age 61, may never do so.

The Dayton's Bluff neighborhood housing market is depressed, and prices of comparable duplexes are low. My home is insured by State Farm for a replacement value of \$368,000. Ramsey County valued my property in 2007 at \$246,700, and in 2015 at \$116,700, a 47% drop in value! I was denied refinancing to restructure debt and do home improvements last spring, because the home was not worth enough to take out a new loan. I appealed this denial that was based on low home value and was refused. This refusal was not related to my credit rating (excellent), maintained in spite of my hardships. A tragic point is that if my home value were more realistic, I could take advantage of low interest rates and do hoped-for improvements of several kinds plus restructure my debt.

It would cost roughly 10-15K to put in the recommended surfaces and improve that area. This would be an extreme economic hardship for me.

4. It is unsafe to park on Mounds Boulevard. One of our vehicles parked in the street overnight (a rare occurrence) was stolen. Speeding on Mounds Boulevard is more the rule than the exception, and I feel it is unsafe to get in and out of our vehicles while others speed past, some at speeds exceeding 50 MPH. It would be a hardship to park in the street in winter, and seems wrong to have to do so when I have two lots (plenty of space), and a good parking surface (class 5 gravel), and a duplex home.
5. James Hoffman, the inspection official who wrote the correction notice, said class 5 gravel has been an approved surface throughout Saint Paul history up until about two years ago. I am requesting my 1926 home be "grandfathered in" for gravel.
6. Storm water run-off is a problem. On a gravel driveway water moves more slowly and percolates more than on impervious surfaces. This one also has a slight slope towards the flower beds, so the runoff is directed to the yard rather than the street.
7. Please see attached pictures; I believe the gravel driveway looks good, especially in the context of the large lot(s) size.
8. My neighbors on each side of me are OK with my gravel driveway; and have written supportive letters- attached.

**Given the above information, I appeal this notice, and ask to be allowed to keep this well-maintained driveway as is.**

**As a secondary appeal, I would like to extend the gravel driveway to be even with the back of the garage.**

Ten pages in this appeal: Application for Appeal, appeal letter, correction notice-2 pgs., supporting documentation: #1(Ramsey county property information-3 pgs.), #7(property photos), and #8 (letters from my neighbors on either side-2 pgs.).

Thank you for your time and consideration.

Sincerely, 

Mary Engelhard, homeowner  
70 Mounds Boulevard

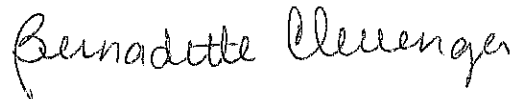
CC: Jane Prince, East Side City Council Representative

May 25, 2016

To the city of Saint Paul:

This letter is in regards to the property owned by Mary Engelhard on Mounds Blvd. in Saint Paul. We are neighbors who live adjacent to her property. We have no concerns over the gravel driveway on her property. We feel the gravel driveway is attractive and lends a rustic touch to her bungalow. We have experience with homes out east in Cape Cod which are built with gravel driveways to be architecturally compatible. We hope you will reconsider your decision regarding her driveway.

Sincerely,



Ken and Bernadette Clevenger  
76 Mounds Blvd.  
Saint Paul, MN. 55106



May 24, 2016

To St. Paul City officials:

Sirs:

We have owned the house at 62 Mounds Boulevard since 2007. As direct neighbors to Bob Lowe and Mary Englehard at 70 Mounds Blvd., we have never had any concern or problem with their gravel driveway or parking spot. In fact, we have never once thought about it as undesirable! We hope that you will allow them to keep it indefinitely.

Sincerely,

  
  
Tom and Mary Bollman



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220  
Saint Paul, MN 55101-1806

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

- Yog hais tias koj hais tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yog pab dawb zwb.
- Si necessita un traductor, por favor llamamos al (651)266-8989. No costo.

356

May 18, 2016

Mary K Engelhard  
70 Mounds Blvd  
St Paul MN 55106-6322

## CORRECTION NOTICE

RE: 70 MOUNDS BLVD  
File #: 16-036147

Dear Sir or Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **May 18, 2016** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code<sup>1</sup> (see footnote 1, below).

1. RESIDENTIAL PARKING ON UNAPPROVED SURFACE: All residential parking spaces shall be paved with asphalt, concrete or other suitable surfacing as determined by Zoning Enforcement. CEASE PARKING ON UNAPPROVED SURFACES. For information on installation of an approved parking surface contact Zoning Enforcement at 651.266-9008 regarding submittal and approval of a site plan.

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will reinspect these premises on or after **May 25, 2016**, by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges<sup>2</sup>** and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8989.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal, and pay a filing fee.) \$25 City clerk's page on city website - appeal form

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-1947. called 5/20/16 12:40AM

Sincerely,

James Hoffman

Badge # 356

**CODE ENFORCEMENT OFFICER**

Footnotes:

- <sup>1</sup> To see the Legislative Code go to [www.stpaul.gov](http://www.stpaul.gov) on the internet, click on "Departments", then click on "Department of Safety and Inspections", scroll down the page for the "Codes". Most Correction Notices derive from Chapter 34.
- <sup>2</sup> Criminal charges can be brought on the day the violation is observed, but generally we allow time to correct unless this is a repeat violation.

jh

**WARNING** Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within such 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

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[2014 Property Tax Statement](#)

[2013 Value Notice](#)

[2013 Property Tax Statement](#)

[2012 Value Notice](#)

[2012 Property Tax Statement](#)

[Minnesota State Form M1PR](#)

**Property Identification Number (PIN)** 04.28.22.22.0063

**Property Address** 70 Mounds Blvd

**Municipality** St. Paul

**Watershed** Capital Region W/S

**School District Number** 625

**MP Link**

**Assessment Date** 01-02-2013

01-02-2014

**Tax Payable Year** 2014

2015

**Total Estimated Market Value** \$136,800

\$116,700

**Total Taxable Market Value** \$111,900

\$90,000

**Site and Use Code** 1 / 105 Res 2-3 units

1 / 105 Res 2-3 units

**Property Class Description** Res Hstd

Res Hstd

**Estimated Land Value** \$47,500

\$35,000

**Estimated Building Value** \$89,300

\$81,700

**Estimated Market Value** \$136,800

\$116,700

**Green Acres Value**

**Plat Deferment**

**This Old House Exclusion**

**Veteran Exclusion**

**Referendum Market Value**

**Homestead Market Value Exclusion** \$24,900

\$26,700

**Taxable Market Value** \$111,900

\$90,000

**Value of New Improvements**



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Email:

[AskPropertyTaxandRecords@co.ramsey.mn.us](mailto:AskPropertyTaxandRecords@co.ramsey.mn.us)

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[2014 Property Tax Statement](#)

[2013 Value Notice](#)

[2013 Property Tax Statement](#)

[2012 Value Notice](#)

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[Minnesota State Form M1PR](#)

**Property Identification Number (PIN)** 04.28.22.22.0063

**Property Address** 70 Mounds Blvd

**Municipality** St. Paul

**Watershed** Capital Region W/S

**School District Number** 625

**Sale Date** 11-26-2008

**Price** \$81,350

**Certificate of Real Estate Value Number**

**State Study Recommendation** Non-qualified Sale

**State Study Reject Reason** Contract For Deed Payoff

**Sale Date** 05-01-1995

**Price** \$81,350

**Certificate of Real Estate Value Number**

**State Study Recommendation** Qualified Sale

**State Study Reject Reason**



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Email:

[AskPropertyTaxandRecords@co.ramsey.mn.us](mailto:AskPropertyTaxandRecords@co.ramsey.mn.us)





# Ramsey County

Property Records and Revenue

## State Copy 2007

MARY K ENGELHARD  
 70 MOUNDS BLVD  
 SAINT PAUL MN 55106-6322



Enclose this copy with Form M1PR when filing for  
 refund from MN Dept of Revenue

PIN / PROPERTY ADDRESS  
 04.28.22.22.0063  
 70 MOUNDS BLVD

**Even if you haven't been eligible in previous years, you may qualify for a refund from the State of Minnesota based on your 2007 Property Taxes.**

See the instructions in your state income tax booklet. If your booklet did not contain these instructions or form, you may download them at [www.taxes.state.mn.us](http://www.taxes.state.mn.us) or request them by calling 651.296.4444.

Property Class: RES HOMESTEAD      For Taxes Payable **2006**      For Taxes Payable **2007**  
 RES HOMESTEAD      RES HOMESTEAD      RES HOMESTEAD

Relative Indicator:		246,700
New Improvements:		196,400
Estimated Market Value:		2,110.48
Taxable Market Value:		
Line 1:	1,806.18	
Line 2:		

If box is checked, you owe delinquent taxes:



70 Mounds Boulevard Gravel Driveway Photos May 22, 2016



70 Mounds is on the left. My lot line is about 10 feet from the house on the right.

