



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED

SEP 09 2014

We need the following to process your appeal:

- ☒ \$25 filing fee payable to the City of Saint Paul
(if cash: receipt number 465291)
- ☒ 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, 9-16-14

Time 2:30 pm

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 1622 WELLESLEY AVE. City: ST. PAUL State: _____ Zip: 55102

Appellant/Applicant: COREY DENICOLA/ DAVID CHADIMA Email david@boulderimages.com

Phone Numbers: Business _____ Residence _____ Cell 651-592-5584

Signature: [Signature] Date: 9/9/14

Name of Owner (if other than Appellant): COREY DENICOLA

Mailing Address if Not Appellant's: 225 PORTLAND AVE. UNIT #422 MINNEAPOLIS, MN 55401

Phone Numbers: Business _____ Residence _____ Cell 952-818-0039

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
- ☐ Code Enforcement Correction Notice
- ☒ Vacant Building Registration
- ☐ Other

We are filing for an appeal for the vacant building fee and to change the vacant building category from a VB2 to a VB1 at 1622 Wellesley Ave.

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

August 15, 2014

Marie A Denicola
1622 Wellesley Ave
Saint Paul MN 55105-2004

VACANT BUILDING REGISTRATION NOTICE

The premises at **1622 WELLESLEY 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 to register this building with the Department of Safety and Inspections, Vacant Buildings 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: **\$1,440.00**. 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.

Please return the enclosed registration form along with your payment by September 15, 2014.

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 Office of the City Clerk at (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(s) 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 Officer 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 Enforcement Officer, Matt Dornfeld, at 651-266-1902.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Thank You,

Steve Magner
Vacant Buildings Program Manager
Department of Safety and Inspections

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: md
vb_registration_notice 9/2013

From: David Chadima david@boulderimages.com
Subject: K
Date: September 8, 2014 at 8:59 PM
To: CHADIMA CHERI cheri@boulderimages.com

Utility not paid

NOTICE ORDER TO VACATE

THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT HAS FOUND THAT THE DWELLING AND PREMISES LOCATED AT:

1622 Wellesley
IS UNFIT FOR HUMAN HABITATION AND DANGEROUS TO LIFE, SAFETY AND HEALTH BY REASONS OF DEFECTS AND/OR OTHER VIOLATIONS OF STATUTE, ORDINANCE OR CODE. THIS DWELLING IS HEREBY CONDEMNED AND ORDERED VACATED ON OR BEFORE:

8/12/14

THIS DWELLING AND PREMISES SHALL NOT AGAIN BE OCCUPIED UNTIL A WRITTEN STATEMENT IS SECURED FROM THE CITY OF SAINT PAUL, DIVISION OF CODE ENFORCEMENT, SHOWING THAT THE CONDITIONS OR DEFECTS HAVE BEEN CORRECTED AND THIS DWELLING AND ITS OCCUPANCY ARE IN COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW. VIOLATIONS OF THIS ORDER OR THE UNAUTHORIZED REMOVAL OR DEFACING OF THIS PLACARD IS PUNISHABLE AS A MISDEMEANOR AND CONVICTION THEREOF IS SUBJECT TO A FINE NOT TO EXCEED \$700.00 OR BY IMPRISONMENT NOT EXCEEDING 90 DAYS OR BOTH. THIS NOTICE IS ISSUED UNDER AUTHORITY OF SAINT PAUL LEGISLATIVE CODE CHAPTER 34, SECTION 23.

M. Kaisersett
ENFORCEMENT OFFICER

651-266-1908
PHONE NUMBER

8/13/14
DATE POSTED

CODE ENFORCEMENT
375 Jackson Street, Suite 220
OFFICE PHONE: 651-266-8989

From: David Chadima david@boulderimages.com
Subject: X
Date: September 8, 2014 at 8:58 PM
To: CHADIMA CHERI cheri@boulderimages.com

mat

266-1902

NOTICE

REGISTERED VACANT BUILDING

THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT HAS REGISTERED THE PREMISES LOCATED AT:

1622 Wellesley Ave

AS A VACANT BUILDING IN ACCORDANCE WITH SAINT PAUL LEGISLATIVE CODE, CHAPTER 43,
THIS BUILDING SHALL NOT BE SOLD OR OCCUPIED WITHOUT FIRST RECEIVING WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS.
ANY PERSON HAVING OWNERSHIP RESPONSIBILITY OR FINANCIAL INTEREST IN THIS PREMISES SHOULD CALL THE ENFORCEMENT OFFICER.

CITY OF SAINT PAUL
DSI - CODE ENFORCEMENT
375 JACKSON STREET, SUITE 220
SAINT PAUL, MN 55101-1806
PHONE: (651) 266-8989

THIS NOTICE SHALL NOT BE REMOVED WITHOUT
AUTHORIZATION FROM THE DIVISION OF CODE
ENFORCEMENT

Office Phone: (651)

ENFORCEMENT OFFICER

DATE POSTED

Yog hais tias koj hais lus Hmoob thiab koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266-8989. Nws yog pab dawb zwb.
Si usted habla el Español y no entiende esta nota, llame (651) 266-8989 para un traductor. No costo.