

Scanned

ALH 11-581

APPLICATION FOR APPEAL



Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8560

RECEIVED
DEC 22 2010
CITY CLERK

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, <u>1/4/11</u>
Time <u>2:30</u>
Location of Hearing:
<u>Room 330 City Hall/Courthouse</u>

fixed-walkin

Address Being Appealed:

Number & Street: 559 So MCKNIGHT RD City: ST PAUL State: MN Zip: 55119

Appellant/Applicant: LEONARD N ANDERSON Email _____

Phone Numbers: Business _____ Residence 651-738-9696 Cell _____

Signature: L N Anderson Date: 12-22-2010

Name of Owner (if other than Appellant): _____

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
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other
- Other
- Other

559 So MCKNIGHT IS NOT VACANT & HAS BEEN MY
HOMESTEAD SINCE 1980. I RECEIVE MY MAIL &
PAY MY TAXES & UTILITIES AT THIS ADDRESS.
SEE ATTACHED AFFIDAVIT DATED 12-16-10
FROM ATTORNEY JAMES ROBAN.

I WILL BE GONE FOR THE CHRISTMAS HOLIDAY UNTIL DEC. 30, 10
PLEASE RESPECT MY NOTICE TO YOU ↑



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

December 14, 2010

Leonard N Anderson
559 Mcknight Rd S
St Paul MN 55119-6911

VACANT BUILDING REGISTRATION NOTICE

The premises at **559 MCKNIGHT ROAD S**

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 **\$1,100.00**. 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 January 14, 2011.

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 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.

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, Ed Smith,
at 651-266-1917 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, Ed Smith, at 651-266-1917.

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: es
vb_registration_notice 06/10

*** ERROR TX REPORT ***

TX FUNCTION WAS NOT COMPLETED

TX/RX NO 3402
RECIPIENT ADDRESS 97389696
DESTINATION ID
ST. TIME 12/22 15:03
TIME USE 00'35
PAGES SENT 0
RESULT NG #0018 BUSY/NO SIGNAL



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<u>Room 330 City Hall/Courthouse</u>	

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Number & Street: 559 So McKnight Rd City: ST PAUL State: MN Zip: 55119

Appellant/Applicant: LEONARD W ANDERSON Email _____

Phone Numbers: Business _____ Residence 651-738-9696 Cell _____

Signature: LW Anderson Date: 12-22-2010

Name of Owner (if other than Appellant): _____

Address (if not Appellant's): _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being appealed and why? *Attachments Are Acceptable*

Vacate Order/Condemnation/

* * * * *

RECEIVED IN D.S.I.

In Re: The matter of:

AFFIDAVIT OF

DEC 16 2010

HOMESTEAD OF
LEONARD N. ANDERSON

JAMES G. ROBAN

* * * * *

STATE OF MINNESOTA

SS.

COUNTY OF RAMSEY

RECEIVED

DEC 16 2010

CITY CLERK

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DEC 16 2010

CITY CLERK

JAMES G. ROBAN, being first duly sworn on oath, states as follows in regard to the Homestead of Leonard N. Anderson:

1. My full name is JAMES GEORGE ROBAN, residing at 1686 Cloud Drive NE., Blaine, Minnesota 55449.
2. I have known Leonard N. Anderson since February 1998.
3. Mr. Anderson, ever since I have known him, resides at 559 McKnight Road South, St. Paul, Minnesota 55119
4. His Real Estate is legally described as:

The North 168.05 feet of the E. 1/2 of the North 1/2 of the S 1/2 of the NE 1/4 of the SE 1/4 of the Section 11, Township 28, Range 22, in Ramsey County, Minnesota except that part of the South 80 Feet of the North 92 Feet of said E 1/2 of the N 1/2 of the S 1/2 of the NE 1/4 of the SE 1/4 lying Northeasterly of the following described line: Beginning at a Point on the South line of the North 92 feet of said E 1/2 of the N 1/2 of the S 1/2 of the NE 1/4 of the SE 1/4 distant 160 feet West of the East line of said E 1/2 of the N 1/2 of the S 1/2 of the NE 1/4 of the SE 1/4 as measured along the North line thereof, thence Northwesterly to a point on the South Line of the North 12 feet of said E 1/2 of the N



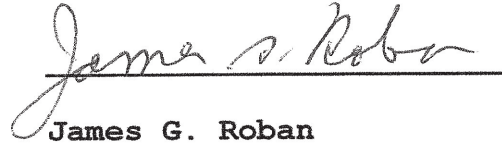
$\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ distant 240 feet West of the East line of said E $\frac{1}{2}$ of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ as measured along the North line thereof and said line there terminating and except the North 12 feet of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 11. Subject to McKnight Road.

5. I have been to the Homestead at 559 McKnight Road South, numerous times since 1998, and have met Mr. Anderson at his homestead. He has resided at his homestead, ever since I have known him, and still resides there.
6. I have represented Mr. Anderson, as an attorney, since February of 1998, and have always sent my mail to his homestead address at 559 McKnight Road South, St. Paul, Minnesota 55119, and to no other address.
7. Mr. Leonard N., Anderson, has always had his place of residence and domicile, at his homestead at 559 McKnight Road South, St. Paul, Ramsey County, Minnesota 55119.
8. Mr. Leonard has been a legal owner of 559 McKnight Road since he purchased the real estate on November 1, 1979, and still is the owner of the said real estate.
9. Mr. Anderson continues to occupy the property at 559 McKnight Road, legally describe above, as his primary residence.
10. Mr. Anderson has been a Minnesota Resident since his birth 70 years ago, and continues to be a Minnesota resident.

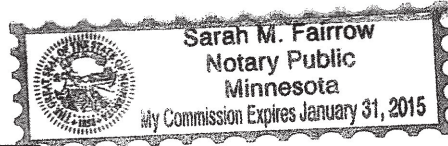


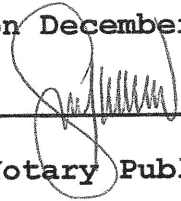
11. Mr. Leonard N. Anderson is registered to vote in Minnesota; he has a valid Minnesota Driver's License; Mr. Anderson files, if necessary, a Minnesota Income Tax Return; Mr. Anderson lists 559 McKnight Road South, St. Paul, Minnesota 55119, as his permanent mailing address; Mr. Anderson is not a resident of any other state or country, except Minnesota.

Dated: December 16, 2010


James G. Roban

The foregoing Affidavit was subscribed Seal:
and sworn to before me by James G. Roban
on December 16, 2010.





Notary Public

