



# APPLICATION FOR APPEAL

RECEIVED  
MAR 12 2018  
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 # 1828 (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
- Walk-In OR  Mail-In

YOUR HEARING Date and Time:	
Tuesday, <u>MARCH 20, 2018</u>	
Time <u>2:30</u>	
Location of Hearing:	
Room 330 City Hall/Courthouse	

## Address Being Appealed:

Number & Street: 693 E. Arlington Ave City: St. Paul State: MN Zip: 55106

Appellant/Applicant: JULIET B. SEROPIAN Email jseropian36@msn.com  
(Daughter + POA)

Phone Numbers: Business \_\_\_\_\_ Residence (651) 501-1777 Cell (612) 723-5079

Signature: Juliet B. Seropian Date: 3/12/18

Name of Owner (if other than Appellant): ELIZABETH B. SEROPIAN

Address (if not Appellant's): Elizabeth and Juliet Seropian have the same

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell \_\_\_\_\_  
*mailing address and phone #'s*

## What Is Being Appealed and Why?

- 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

Attachments Are Acceptable  
(there are attachments - turn page)

I am appealing the "Vacant Bldg Registration" Request because I am currently in the process of cleaning out the house. It has furniture, possessions + other things I am sorting through and deciding to keep @ tors. The furnace has been getting an annual maintenance visit by Kinkie's (Jan 2018).

The house is 24/7 security monitored by ADT (last visit - Oct. 2017). I plan to get some remodeling and rehab done, and then put on the market no later than 7/1/2018. NOTE: I will need

running water in order to work + clean the house, and so that workmen cause use

3/12/18

**ATTACHMENT #1**  
(Application for Appeal)

**Owners Name:** Elizabeth B. Seropian

**Responsible Party/POA:** Juliet B. Seropian (daughter)

**Address:** 693 E. Arlington Ave.  
St. Paul, MN 55106

**Additional Information...**

The house at 693 E. Arlington Ave. has the following services and utilities paid for each month:

- Gas & Electric...including paying for an overhead alley light (Xcel Energy)
- Telephone, land-based line (CenturyLink)
- Security System, centrally monitored 24/7 (ADT – annual fee)
- Water Services (St. Paul Regional Water Services – quarterly fees)
- Trash Removal Services (Waste Management)

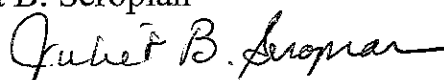
The property taxes are paid and up-to-date, and the house has been insured continuously. My realtor friend has been mowing the lawn on a timely basis during the Spring/Summer/Fall. The leaves are removed by me and my friend each season.

The primary reason for the delay in cleaning out the house has been that I (Juliet Seropian) have had two parents who had many health problems, and I have been the only child and caregiver. I have had tremendous responsibilities in caring for them in my home.

The years 2016 and 2017 were very difficult for my mother. She has had several health challenges. Elizabeth is now in a care center, and I now have more time to focus on the house. My desire is to finish cleaning out the home. Get necessary repairs done and put the house on the market by July 1, 2018. This house is an asset of Elizabeth Seropian, and I will need the money from the sale of this house to provide ongoing care for her.

I would appreciate it if the City of St. Paul would not put a Vacant Building classification on this house. Technically, it is not vacant because there are possessions within the house, and I am in and out of that house checking on it and cleaning the house out of personal possessions that have belonged to me and my parents. I want to finish the task of cleaning, fixing the house up and selling it without any more complications. The Vacant Building classification will only slow things down for us and bring unnecessary negative attention to a basically good house.

Thank you! Juliet B. Seropian





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

March 02, 2018

Edward S Seropian/Elizabeth B Seropian  
3571 Rae Ln  
Woodbury MN 55125-9340

### VACANT BUILDING REGISTRATION NOTICE

The premises at **693 ARLINGTON 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 **\$2,127.00**. 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 April 02, 2018 .**

#### 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:

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.

**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.

5989

Talked to Jan - 3/19  
Talked to Ashley - 3/12  
Matt - (651) 266-1900  
3/14

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 , Rick Gavin, at 651- 266- 1910 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, Rick Gavin, at 651- 266- 1910.

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: rg  
vb\_registration\_notice 11/14