



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

OCT 02 2013

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 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, <u>Oct. 22, 2013</u>
Time <u>1:30 p.m. 11:00 a.m.</u>
Location of Hearing: <u>Room 330 City Hall/Courthouse</u>

Address Being Appealed:

Number & Street: 600 Selby Ave. City: St. Paul State: MN Zip: 55102

Appellant/Applicant: Selby-Dale, LLC Email altschida@msn.com

Phone Numbers: Business (651)486-9990 Residence _____ Cell (612)840-1500

Signature: Alan T. Tschida Date: Oct. 1, 2013

Name of Owner (if other than Appellant): Selby Dale, LLC (Alan T. Tschida)

Mailing Address if Not Appellant's: 505 Tanglewood Drive, Shoreview, MN 55126

Phone Numbers: Business (651)486-9990 Residence _____ Cell (612)840-1500

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 Sept. 23, 2013 Correction Notice.
- Vacant Building Registration Property is assessed as Commercial/Industrial;
- Other Use in question is prior non conforming Use.

Legislative Hearing Fact Sheet

Legislative Hearings provide a forum to review appeals of City-issued orders and develop recommendations for City Council consideration. Appellants not satisfied with the recommendation of the Hearing Officer also have an opportunity to be heard before the City Council if they wish to appeal further. Any person unsatisfied by the quasi-judicial decision of the City Council may obtain judicial review by timely filing of an action.

Appeal Applications

Appeal application forms are available online at <http://www.stpaul.gov/index.aspx?NID=161> or they can be mailed to you calling 651-266-8585. Appeal applications may be submitted in person at or by mail at Legislative Hearings, 310 City Hall, 15 Kellogg Boulevard W., St. Paul, MN 55102. Appeal applications should be filed within ten days of the date of written notification of the item(s) being appealed.

Scheduling Your Appeal Hearing

The date and time of the hearing for those applications submitted in person will usually be set at that time. Mailed applications will be copied and returned to the appellant with the date and time clearly indicated on the form. Generally, appeal hearings are scheduled one to four weeks after the application is submitted. Once an appeal has been scheduled, it may not be rescheduled more than once. Additional rescheduling will only be done by referral from the City Council.

If you are appealing a special assessment or wish to be heard on a proposed order to abate a nuisance building, the appeal dates and times are automatically listed in the orders themselves.

Hearings Are Held on Tuesdays & The Schedule Typically Is:

- 9:00 Tax Assessments & Orders to Remove or Repair
- 11:00 Summary & Vehicle Abatement Orders
- 11:30 Condemnations, Revocations & Vacate Order
- 1:30 Fire Certificate of Occupancy Letters & Code Enforcement Notices
- 2:30 Vacant Building Registration Notices
- 3:00 Other Cases and Overflow Hearings

What to Expect at the Hearing

A number of appeals are heard in each hearing session. For each appeal, City Staff will give a report and appellants will be given time to present information, testimony, photos or other documents. The Hearing Officer will take all of this into account to develop a recommendation for Council consideration. Occasionally, a decision cannot be made at the hearing and the matter will be laid over or continued to allow the appellant and/or staff time to gather more information. The hearings are quite informal but it is still expected that cell phones and pagers will be turned off, and City staff and appellants will address one another respectfully.

Interpreter: If you need an interpreter for your hearing, please call 651-266-8585 for us to arrange one.



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

344

- 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 llamanos al (651)266-8989. No costo.

September 23, 2013
Selby Dale Llc
505 Tanglewood Drive
Shoreview MN 55126

CORRECTION NOTICE

RE: 600 SELBY AVE
File #: 13-230960

Dear Sir or Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on **September 17, 2013** and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

- 1. The above referenced property – vacant lot (600 Selby Ave) is Zoned B2 which DOES NOT allow parking of any vehicles at any time on the lot per the Zoning Code Table 66.421 which addresses the Principle Uses in Business Districts.**
- 2. DO NOT park any vehicles on the vacant lot at 600 Selby Ave.**

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will re-inspect these premises on or after **September 30, 2013**, by which date the violations noted must be corrected. **Failure to correct these deficiencies may result in the issuance of criminal charges²** 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.)

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 651-266-1924.

September 23, 2013

600 SELBY AVE

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Sincerely,

Cynthia

Badge # 344

CODE ENFORCEMENT OFFICER

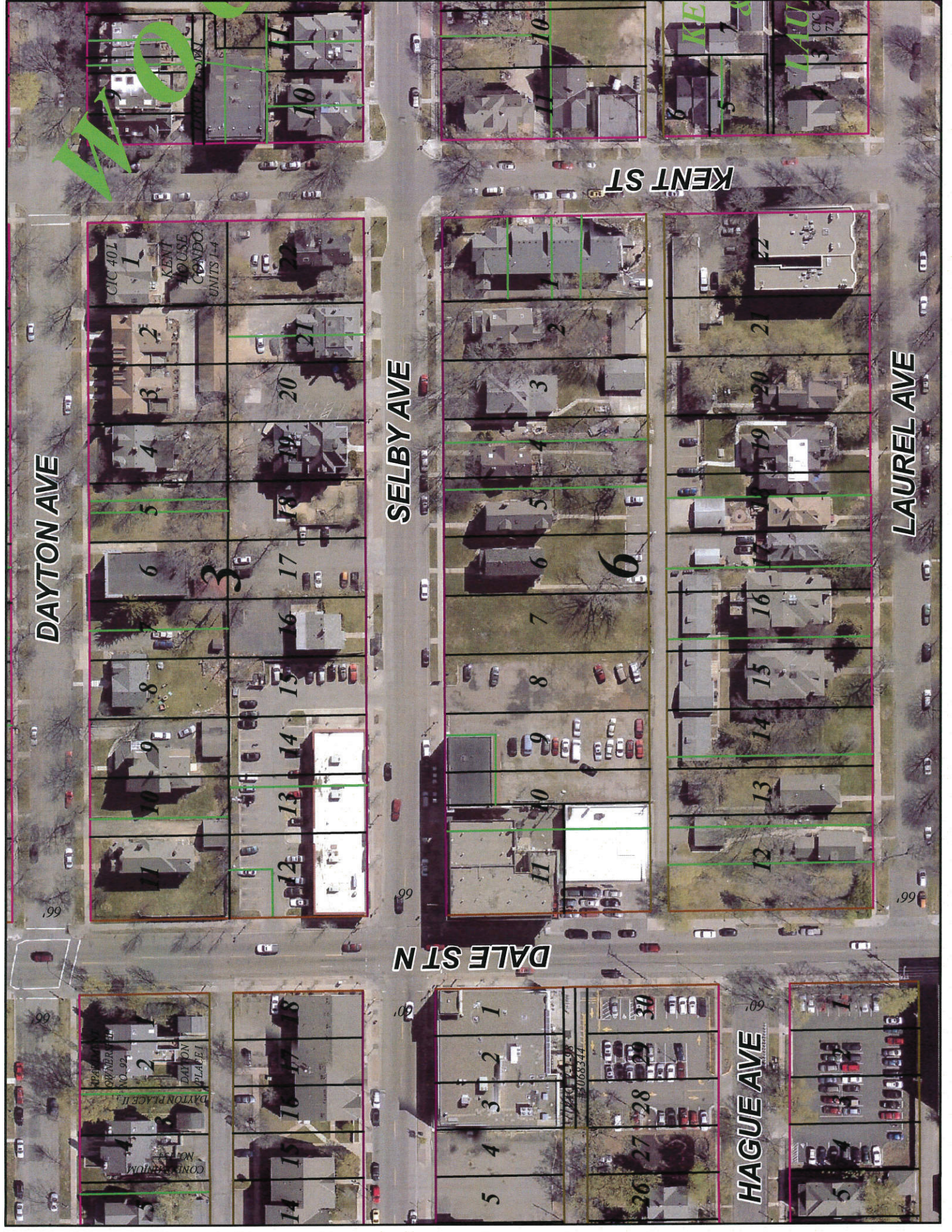
Footnotes:

- ¹ To see the Legislative Code go to 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.
- ² 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.

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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 re-inspection 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.

cn60100 4/13



DAYTON AVE

SELBY AVE

KENT ST

DALE ST N

HAGUE AVE

LAUREL AVE

NO

CIC 40L
KENT
HOUSE
CONDO
UNITS 1-4

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

1 2 3 4 5 6 7 8 9 10

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

DAYTON
OWNER
NO. 00
DAYTON
PLACE I
DAYTON PLACE II
CONTINUM
NO. 00

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

70230 25 38
3068344

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

Alan T. Tschida
Attorney at Law
505 Tanglewood Drive
Shoreview, Minnesota 55126

Telephone: (651) 486-9990
Fax: (651) 486-9995

Ramsey County

Property Records and Revenue

P.O. Box 64097 St. Paul, MN 55164-0097
Phone: 651.266.2000

TAXPAYER NAME(S) AND ADDRESS

SELBY DALE LLC
505 TANGLEWOOD DRIVE
SHOREVIEW MN 55126

69342
4/9



012823220170

2013 Property Tax Statement

January 2, 2011 Payable 2012	January 2, 2012 Payable 2013	Assessment Date Tax Payable Year	PROPERTY ADDRESS
\$ 489,300	\$ 489,300	Estimated Market Value	600 SELBY AVE
0	0	Improvements Excluded	ABBREVIATED TAX DESCRIPTION WOODLAND PARK ADDITION, TO ST. LOT 8 & EX W 31 39/100 FT OF N 42 65 T OF S 130 24/100 FT OF LOT 10 BLK 6
489,300	489,300	Homestead Exclusion	
		Taxable Market Value	PROPERTY IDENTIFICATION NUMBER (P.I.N.) 012823220170 151
Comm/Ind	Comm/Ind	New Improvements/Expired Exclusions Property Classification	

\$\$\$ Refunds? You may be eligible for one or even two refunds to reduce your property tax. Read the back of the tax stub form to find out how to apply.

2012	2013	TAXES PAYABLE YEAR
\$ 0.00	\$ 0.00	1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>
\$ 0.00	\$ 0.00	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

2012	2013	Description
20,360.48	21,714.66	3. Property taxes before credits
0.00	0.00	4. Agricultural credits that reduce property taxes
20,360.48	21,714.66	5. Property taxes after credits
Property Tax and Credits		
3,735.62	4,036.05	6. Property Tax by Jurisdiction
286.84	304.11	a. Regional Rail Authority
26.88	26.84	b. Public Safety Radio System
		c.
2,970.13	3,185.65	7. City or Town – ST PAUL
5,000.65	5,139.90	8. State General Tax
		9. School District 625
556.04	774.56	a. Voter approved levies
2,832.38	3,021.76	b. Other local levies
		10. Special taxing districts
217.04	224.96	a. Metropolitan special taxing districts
246.60	288.66	b. Other special taxing districts
0.00	0.00	c. Tax increment
4,488.30	4,712.17	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
20,360.48	21,714.66	12. Total property tax before special assessments
1,343.52	1,437.34	13. Special assessments and charges added to this property tax statement for taxes payable in 2013
		a. 815.30 2012 ROW / STREET MAINTENANCE
		b. 622.04 2012 SSSC / STORM SEWER
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 21,704.00	\$ 23,152.00	14. Total Property Tax and Special Assessments

Property Information

Property Records and Revenue Contact Information

Web: www.co.ramsey.mn.us/pr

Location: 90 West Plato Blvd, St. Paul, MN

Types of Information

- General Tax Information – Taxes, Payments, Taxpayer and Mailing Address, Special Assessments
- Assessing Services – Value, Classification, Exemption Homestead
- Mapping – Legal Description, Splits
- Delinquent Taxes
- County Recorder
- Registrar of Titles
- Elections

Email

- AskPropertyTaxandRecords@co.ramsey.mn.us
- AskCountyAssessor@co.ramsey.mn.us
- AskHomesteads@co.ramsey.mn.us
- AskCountyAssessor@co.ramsey.mn.us
- AskPropertyTaxandRecords@co.ramsey.mn.us
- AskCountyRecorder@co.ramsey.mn.us
- AskCountyRecorder@co.ramsey.mn.us
- AskCountyRecorder@co.ramsey.mn.us
- Elections@co.ramsey.mn.us

Telephone

- 651-266-2020
- 651-266-2131
- 651-266-2040
- 651-266-2181
- 651-266-2002
- 651-266-2050
- 651-266-2060
- 651-266-2171

Need a Tax Payment Reminder? Go to www.co.ramsey.mn.us/pr/paytaxes and click on **Subscribe**
For resources to help with mortgage foreclosure – go to www.co.ramsey.mn.us/ced/Mortgage_foreclosure.htm

SEE BACK OF TAX STATEMENT FOR VALUABLE RECYCLING INFORMATION.

Naylor, Racquel (CI-StPaul)

From: Naylor, Racquel (CI-StPaul)
Sent: Wednesday, October 02, 2013 2:34 PM
To: 'altschida@msn.com'
Cc: *CI-StPaul_LegislativeHearings
Subject: 600 Selby Avenue

Mr. Tschida,

Thank you for agreeing to the time change. Your Legislative Hearing is now on Tuesday, October 22, 11:00 a.m.

–Racquel, 651-266-8585