



# APPLICATION FOR APPEAL

Saint Paul City Clerk

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8560

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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, 12/14/10

Time 2:30 pm

Location of Hearing:

Room 330 City Hall/Courthouse

walk in

## Address Being Appealed:

Number & Street: 1125 Beech St City: St. Paul State: MN Zip: 55106

Appellant/Applicant: Patricia Whitney/Jean Schudt Email patricia@pwhitneylaw.com

Phone Numbers: Business 651-776-8034 Residence NA Cell —

Signature: Patricia A. E. Whitney Date: 12-8-10

Name of Owner (if other than Appellant): Estate of Keith J. Pederson

Address (if not Appellant's): c/o 685 Heinel Drive, Roseville MN 55113

Phone Numbers: Business — Residence — Cell Jean Schudt, P.R. 612-703-2706

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

Vacate Order/Condemnation/

Revocation of Fire C of O

see attached.

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

(Note: no C of O attached. -ccn)

**PATRICIA A. E. WHITNEY  
ATTORNEY AT LAW  
878 PAYNE AVENUE  
SAINT PAUL, MN 55130-4102  
651-776-8034 (o)  
651-774-5327 (f)  
patricia @pwhitneylaw.com**

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December 8, 2010

RE: Application for Appeal - Attachment  
The Estate of Keith J. Pederson - 1125 Beech Street

What Is Being appealed and why?

We discovered significant roof damage to the property in October after the windstorm. Our first priority after providing a temporary fix to stop additional damage (tarpaulin application) was to get the tenants out of the property and settled into a new unit; that was completed shortly thereafter. Once the tenant was out, we began to procure bids for the roof correction, with the anticipated work being done in the spring (we were not familiar with the fact that roofing work can be and is done in the winter weather). We are still in the process of receiving and procuring various bids for the roof repair.

Someone, however, gained access to the property and held a large party which disturbed the neighbors while we were doing our investigative work regarding the roof bids. We understand the issue is still being investigated by the police. Shortly thereafter we received an abatement notice for trash and we took care of that immediately. We also changed the locks again.

Because the probate of Mr. Pederson's will has recently become more complex than previously, we now need to present a formal plan of action plus all of the bids for review by the attorney for the main heir of the estate and the main heir through the attorney of the personal representative and the estate rather than what was taking place previously (personal representative reporting her actions in summary fashion with documentation supporting her actions after the fact).

We request a lifting of the vacant building characterization. We have no objection to the revocation of the Fire Certificate of Occupancy. We had no intentions of allowing any person to occupy the property until the roof was repaired and any interior collateral damage caused the the roof damage was corrected. We are inspecting the premises on a weekly basis if not more often.

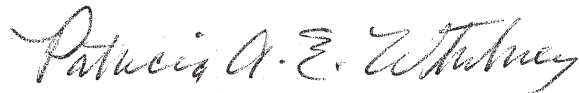
DEC 09 2010

CITY CLERK

We are maintaining utilities to the property. The snow is being removed timely from the sidewalks. We have removed the trash can from the exterior of the premises so as to avoid nuisance dumping problems.

Finally, I am attaching a copy of the envelope showing the postmarks on the only notice we've received regarding the building which would allow us to file this appeal in accordance with the rules promulgated by the City of St. Paul. We have never received a notice of Certificate of Occupancy Revocation or similar documents. The invoice for the vacant building fee was delivered to Ms. Schuldt, the estate's personal representative, on December 3, 2010.

Sincerely yours,

A handwritten signature in cursive script that reads "Patricia A. E. Whitney". The signature is written in dark ink and is positioned above the typed name.

Patricia A. E. Whitney



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](http://www.stpaul.gov/dsi)

November 23, 2010

Keith J Pederson  
685 Heinel Dr  
Roseville MN 55113-2101

## VACANT BUILDING REGISTRATION NOTICE

The premises at **1125 BEECH ST**

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 December 23, 2010.**

### **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, Rich Singerhouse,  
at 651-266-1945 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, Rich Singerhouse, at 651-266-1945.

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: rs  
vb\_registration\_notice 06/10

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Saint Paul, MN 55101-1806

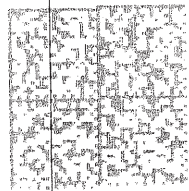


CITY OF SAINT PAUL  
DEPARTMENT OF SAFETY AND INSPECTIONS

Keith J Pederson  
685 Heibel Dr  
Roseville MN 55113-2101

VACANT PENDING DECID

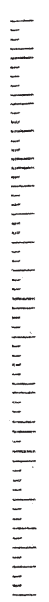
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\$00.443

US POSTAGE

\* 550 NDE 1 A10C 02 11/28/10  
NOTIFY SENDER OF NEW ADDRESS  
PEDERSON KEITH J  
10708 MAPLE CHASE DR  
BOCA RATON FL 33498-4813  
BC: 33498481308 \*0911-05026-28-30





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Date: CITY CLERK

City of Saint Paul
Department of Safety and Inspections
VACANT BUILDING REGISTRATION FORM

Address of Property: \_\_\_\_\_

Planned disposition of this building (please check one):

\_\_\_ I plan to rehabilitate this structure commencing (date): \_\_\_\_\_

\_\_\_ I plan to demolish (wreck and remove) this building by (date): \_\_\_\_\_

\_\_\_ I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

\_\_\_ This building is vacant as a result of fire damage. The fire occurred on (date) \_\_\_\_\_. I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: \_\_\_\_\_

Persons who will be responsible for compliance with the requirements of ordinance:

Table with 4 columns: NAME, ADDRESS, HOME NO., WORK NO.

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

Table with 4 columns: NAME, ADDRESS, HOME NO., WORK NO.

Form with two columns: Left column for personal information (Name, Signature, Date of Birth, Address, City, State, Zip, Telephone, Email); Right column for INSTRUCTIONS (Complete and return this form with your VB registration fee payment of \$1,100.00, Make checks payable to: City of Saint Paul, Credit cards are accepted, Make Payment at, or mail payment to: City of Saint Paul, Department of Safety and Inspections, Code Enforcement - Vacant Buildings, 375 Jackson Street, Suite 220, St. Paul, MN 55101-1806, Thank you for your cooperation).