



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

JUL 18 2022

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 (non-refundable) (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, July 26, 2022

Time: you will be called between

1:00 pm & 3:00 pm

Location of Hearing:

Teleconference due to Covid-19 Pandemic

Address Being Appealed:

Number & Street: 934 Wakefield Ave City: St. Paul State: MN Zip: _____

Appellant/Applicant: Richard Bell Email richard@richardjbell.com

Phone Numbers: Business _____ Residence _____ Cell 651-470-6100

Signature: Richard Bell Date: 7-15-22

Name of Owner (if other than Appellant): _____

Mailing 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/Correction
- ☐ Code Enforcement Correction Notice

☒ Vacant Building Registration

☐ Other (Fence Variance, Code Compliance, etc.)

The home is not vacant, a family
has lived there for over 15 years

Some plumbing was out of code, so I remodeled
the upper level bath & currently working on main level
bath. Attached are plumbing permits & extension
granted to 11-5-22

Revised 3/18/2021



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

July 08, 2022

Richard Bell/Linda Bell
6172 147th St N
Hugo MN 55038-9485

Customer #:1839766

Bill #: 1668038

VACANT BUILDING REGISTRATION NOTICE

The premises at **934 WAKEFIELD 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 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 **\$2,459.00**. 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.

Payment must be received by August 08, 2022 .

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
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 the above address.

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.

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 , James Hoffman, at 651-266-1947 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, James Hoffman, at 651-266-1947.

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: jh
vb_registration_notice 11/14



Process Details

Process Name

MAIN-Plumbing Inspection

Assigned User

ZELLMERP

Baseline Start Date:

14-10-2021

Baseline End Date

Status

Open

Process Attempt

Show entries

Search:

Attempt Date

11-05-2022

16-12-2021



Attempt Result

Extension Granted

Approved

Showing page 1 of 1

Paul Zelmer
Plumbing Insp.

[Previous](#)

1

[Next](#)

[Previous](#)



PLUMBING/GASFITTING/INS IDE WATER PIPING

PERMIT#: 20 21 311012
Issued Date: October 14, 2021

CITY OF SAINT PAUL
Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
www.stpaul.gov/dsi
Phone: 651-266-8989
Fax: 651-266-9124

CONTRACTOR:

MUSKA PLUMBING LLC
1985 OAKCREST AVE
ROSEVILLE MN 55113

OWNER:

RICHARD BELL
6172 147TH STREET NORTH
HUGO MN 55038-9485

PERMIT ADDRESS:

934 WAKEFIELD AVE
ST PAUL MN 55106-5602

Inspector: Paul Z.

Phone: 651-266-9048

Schedule Inspection:
7:30-9:00 AM Monday - Friday

SUB TYPE: Plumbing/Inside Water (All)

WORK TYPE: Residential Replace

Remodel.

Owner's First/Last Name	Dick Bell	Owner's Address	6172 147th St.
Owner's City/State/Zip	Hugo, MN 55038	Owner's Phone # w/Area Code	651-470-6100
Penalty Fee	No	# of Dwelling Units	1
Initial Fee	Yes	Estimated Value of Work	\$5,600.00
Addition to Permit	No	Estimated Start Date	Oct 18, 2021
Estimated Completion Date	Dec 6, 2021	Inside Water Piping?	Yes
Water Closet - Plumbing	2	Lavatory - Plumbing	2
Bath Tub - Plumbing	2	Auto Clothes Washer - Plumbing	1
Water Closet - Water	2	Lavatory - Water	2
Bath Tub - Water	2	Auto Clothes Washer - Water	1
Contractor Name	Muska Plumbing LLC		

FEES

Permit Fee	357.00
Surcharge A	1.00

TOTAL \$358.00

Effective February 29, 2016, the Department of Safety and Inspections (DSI) will expire plumbing permits where work has been suspended or abandoned (no progress recorded by DSI) for more than 180 days. Permit holders may request a one time 180 day extension, in writing, prior to the expiration of the permit.



PLUMBING/GASFITTING/INSIDE WATER PIPING

PERMIT#: 20 21 311012
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76

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