



# APPLICATION FOR APPEAL

RECEIVED  
DEC 13 2010  
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 (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

<b>YOUR HEARING Date and Time:</b>
Tuesday, <u>12/31/10</u>
Time <u>2:30</u>
<b>Location of Hearing:</b>
Room 330 City Hall/Courthouse

*mailed 13/13/10*

## Address Being Appealed:

Number & Street: 1194 Pacific St. City: St. Paul State: Mn. Zip: 55102

Appellant/Applicant: Todd R. Larsen Email \_\_\_\_\_

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 612-328-4679

Signature: Todd Larsen Date: 12-06-2010

Name of Owner (if other than Appellant): N/A

Address (if not Appellant's): N/A

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

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\*see attachment

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1194 PACIFIC ST , ST PAUL MN

DUE TO DIVORCE , I HAVE NOT HAD A RESIDENCE SINCE , 2001.

IN OCTOBER OF 2009 I MADE AN OFFER ON THE PROPERTY ABOVE , IT WAS ACCEPTED AND I WAS TOLD 60 DAYS TO CLOSE . DUE TO DELAYS NOT RELATED TO MYSELF , THE CLOSING DID NOT OCCUR UNTIL LATE MARCH OF 2010 .

I PROVIDED ANY AND / ALL INFORMATION AS REQUESTED IN A TIMELY FASHION AS WAS EXPECTED OF ME TO COMPLETE THIS PURCHASE.I ALSO ATTEMPTED TO CONTACT ST PAUL BUILDING OFFICIALS THROUGH CONTACT INFORMATION PROVIDED BY A NEW NEIGHBOR, I DID NOT RECIEVE A RETURN CALL .

SINCE MY INITIAL VISIT TO THE PROPERTY , NO PLAQUARDS OR NOTICES FROM THE CITY OF ST PAUL OR RAMSEY COUNTY HAVE BEEN PRESENT .

THE ONLY NOTICE ON THE SITE WERE STICKERS THAT NOTED WINTERIZATION .

THE WATER DEPARTMENT RESTORED WATER SERVICE A DAY AFTER CLOSING .

THE LANDSCAPING AND DRIVE WERE OBVIOUSLY IN NEED OF FULL RESTORATION AND I INSTALLED EROSION CONTROL AND HARD SURFACE IN THESE AREAS .

I RECIEVED A NOTICE IN MAY CONCERNING A FEE , AS I HAD BEEN TOLD ALL FEES WERE TAKEN CARE OF AT CLOSING AND THIS FEE DATED FROM 2009 , I APPLIED TO APPEAL . ON THE DAY OF THE APPEAL I PHONED THE CONTACT AT THE CITY OF ST PAUL TO VERIFY TIME AND PLACE AND WAS TOLD THAT I DID NOT NEED TO SHOW UP FOR THE

APPEAL HEARING AS THE MATTER HAD BEEN RESOLVED . I ASSUMED THAT THE CITY AND MAYBE COUNTY WERE HAVING A HARD TIME DEALING WITH THE MULTITUDE OF HOUSING ISSUES AT HAND BUT I HAD DONE MY PART IN AN ABOVE BOARD FASHION .

IT WAS NOT EXPLAINED TO ME THAT THE FEE WAS APPLIED TO MY PROPERTY TAX AND I DID NOT AGREE TO HAVE THIS FEE ADDED TO MY PROPERTY TAX , MY INTENTION WAS TO CONTEST THE FEE BACK IN MAY , HAD I NOT BEEN INSTRUCTED BY THE CITY REPRESENTATIVE TO IGNORE THE HEARING I WOULD HAVE AT LEAST KNOWN BACK IN MAY WHAT THE CITY IS NOW REQUESTING OF ME.

RECORDS SHOULD SHOW THAT ALL FEES , TAXES , BILLS , ETC ARE PAID TO DATE , INCLUDING THE FEE FROM MAY CONCERNING 2009 DEBT ,( PRIOR TO MY OWNERSHIP ) .

I HAVE NO DEBT ON THIS PROPERTY , IT IS NOT MY PRIMARY RESIDENCE AND I HAVE NOT HOMESTEADED AND I DID NOT INTEND TO HOMESTEAD BUT MEANT IT AS PLACE FOR SOME PERSONAL ITEMS ETC. , I ALSO HAVE FOUR SONS , I ASSUMED IT TO BE AN AFFORDABLE OPTION IN AN INTERESTING AREA OF ST PAUL .

CURRENTLY , NON-HOMESTEADED PROPERTY TAXES ON 1194 PACIFIC ST ARE @ \$ 1,200.00 PER YEAR , THE FEE FROM MARCH WAS ATTACHED TO THIS AND IF YOU ADD ANOTHER \$ 1,100.00 , I'M AT \$ 3,500.00 ON TAXES AND ASSESSMENTS ALONE IN 2010 (ON A PROPERTY WITH A MARKET VALUE OF \$ 80,000 )

THE \$ 1,100.00 ASSESSMENT IS STATED TO BE FOR A PARTIAL ADMINISTRATION

COSTS , I DO NOT SEE WERE I / THIS PROPERTY HAVE GENERATED THESE FEES .

THE LETTER DATED NOVEMBER 22,2010 IS THE FIRST NOTICE THAT I HAVE RECIEVED  
FROM THE CITY OF ST PAUL THAT NOTIFIES ME OF CODE COMPLIANCE ISSUES .

( I CLOSED ON THE PROPERTY , MARCH 25,2010 )

FINALLY , IN SPEAKING WITH A BUILDING OFFICIAL I WAS INFORMED THAT THE  
CITY AND HRA OR HUD DO NOT HAVE THE GREATEST COMMUNICATION AND I  
CAN SEE AND UNDERSTAND THIS TO A POINT BUT TO PUT THIS ON ANY  
UNSUSPECTING HOMEOWNER IS NOT JUSTIFIABLE .

A handwritten signature in black ink, appearing to be "P. D. Jones", written in a cursive style.

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement



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 22, 2010

Todd R Larsen  
24245 Natchez Ave  
Lakeville MN 55044-8218

**VACANT BUILDING REGISTRATION RENEWAL NOTICE**

Dear Sir or Madam:

As the owner or responsible person for the property located at

**1194 PACIFIC ST**

you are required by law to register this building with the Department of Safety and Inspections on the form provided with this letter and to pay the annual Vacant Building registration fee of **\$1,100.00**. The purpose of this fee is to provide partial reimbursement to the City for administrative costs. This fee is due annually as required in Saint Paul Legislative Code Chapter 43.

The renewal due date for this building is December 21, 2010. The annual registration fee and the enclosed registration form for this building is due on the renewal date. If you pay by mail, please fill in the enclosed registration form and return it with your payment.

**If the registration fee is not received in this office within 45 days of the renewal 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.**

**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 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.

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.