



# APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

AUG 26 2024

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

legislativehearings@ci.stpaul.mn.us

**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 & any attachments you may wish to include

Walk In       Mail       Email

Appeal taken by: Naylor

**HEARING DATE & TIME**

(provided by Legislative Hearing staff)

Tuesday, September 3, 2024

Location of Hearing:

Telephone: you will be called between &

In person (Room 330 City Hall) at: 1:00 p.m.

(required for all condemnation orders and Fire C of O revocations and orders to vacate)

## Address Being Appealed:

Number & Street: 741 Case Ave City: St Paul State: MN Zip: 55106

Appellant/Applicant: Rashad Kennedy Email: rashad@thatpropertyplace.net

Phone Numbers: Business 651-529-5593 Residence \_\_\_\_\_ Cell \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 8/16/24

Name of Owner (if other than Appellant): \_\_\_\_\_

Mailing Address if Not Appellant's: PO BOX 22231, SAINT PAUL MN 55122

Phone Numbers: Residence \_\_\_\_\_ Cell 651-529-5593

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.)

missed one item and will be taken care of immediately

Call Kayla 612-385-3257 (completed application)



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806Telephone: 651-266-8989  
Facsimile: 651-266-1919  
www.stpaul.gov/dsi

August 26, 2024

Rashad Kennedy  
That Property Place LLC  
PO Box 22231  
Eagan MN 55122

Customer #:1614017

Bill #: 1888152

**VACANT BUILDING REGISTRATION NOTICE**

The premises at **741 CASE 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 September 26, 2024 .**

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 , Daniel Hesse, at 651- 252- 8293 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, Daniel Hesse, at 651- 252- 8293.

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: dh  
vb\_registration\_notice 11/14

Also Sent To:  
That Property Place Llc 531 1st Ave S South Saint Paul MN 55075- 2802



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

August 26, 2024

That Property Place Llc  
531 1st Ave S  
South Saint Paul MN 55075-2802

Customer #:1609007

Bill #: 1888152

## VACANT BUILDING REGISTRATION NOTICE

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Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: dh  
vb\_registration\_notice 11/14

Also Sent To:  
Rashad Kennedy PO Box 22231 Eagan MN 55122



August 13, 2024

Rashad Kennedy  
PO BOX 22231  
ST PAUL MN 55122USA

RE: 741 CASE AVE  
Ref. # 126128

Dear Property Representative:

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected, and a complete Certificate of Occupancy inspection will be required.

**A reinspection will be made on August 15, 2024, at 11:00 am to confirm compliance per the Legislative Hearing Office or the property is vacated.**

#### DEFICIENCY LIST

1. Basement - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment, and portable cooking equipment, shall not be stored, operator or repaired within a building. -Remove gas powered equipment and gas cans
2. Exterior - Chimney - MSFC 603.6 - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection. -Bricks and mortar are deteriorating and damaged - bricks weathered and worn
3. SPLC Sec. 40.06. - Suspension, revocation, and denial; (3) If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations-Revoked for but not limited to long term non-compliance in repairing noted corrections that were noted on inspections that occurred March 21, 2024, April 22, 2024, and May 22,2024.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>.

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [Daryl.Chute@ci.stpaul.mn.us](mailto:Daryl.Chute@ci.stpaul.mn.us) or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute  
Fire Safety Inspector II

Ref. # 126128