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APPLICATION FOR APPEAL

RECEIVED
AUG 12 2011
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
- ☐ Walk-In *OR* ☒ Mail-In

YOUR HEARING Date and Time:
Tuesday, 9-6-11
Time 2:30
Location of Hearing:
Room 330 City Hall/Courthouse
Mailed 8-12-11

Address Being Appealed:

Number & Street: ~~57 Dale St. North~~ 632 Holly Avenye City: St. Paul State: MN Zip: 55102 55104

Appellant/Applicant: Jeanette G. Kamman by Lawrence J. Loomis Trustee Email None

Phone Numbers: Business Lawrence J. Loomis 651-451-1800 Residence 651-451-1800 Cell None

Signature: Lawrence J. Loomis Date: August 11, 2011

Name of Owner (if other than Appellant): Jeanette G. Kamman

Address (if not Appellant's): Southview Acres Health Care Center 2000 Oakdale Avenue West St. Paul MN 55118-4662

Phone Numbers: Business None 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

August 8, 2011

City Clerks Office
15 West Kellogg Blvd #310
St. Paul MN 55102-1619

RE: Vacant Building Registration Notices for
1. 632 Holly Avenue, St Paul
2. 57 North Dale St., St Paul
Owner: Jeanette G. Kamman
Appeal of Vacant Building Registration Requirement & fee

Attempts are being made for clearing buildings for probable sale this Fall.

No one is living in the Buildings at present although Ms Kamman still considers 57 N. Dale as "Home" I am in the Buildings nearly every day as needed to sort and remove. I don't comprehend all of your restrictions

Ms Kamman has paid excessive taxes based on High valuations for these properties for many years. Taxes for 632 Holly - $2810, 57 N Dale - 2,420 based on Valuations of $120,000 on $160,800 which when sold will be noted excessive.

Therefore The $1/00 Each charge is Appealed.

Sincerely
Lawrence J. Soomus
1555 Bellows St. #102
West St. Paul MN 55118

Phone 651-451-1800

1. 57 Dale Street North St. Paul MN 55102
2. 632 Holly Avenue St. Paul MN 55104

Buildings at 57 Dale Street North, 632 Holly Avenue, and 53 Dale Street North are being cleared for probable Sale this Fall.

The 57 Dale Street North House is still regarded by Ms. Kamman as 'Home' but she is not living there at present and if she was ever to live there again, a full time attendant would be required.

No one is living in any of the Buildings, but all are beirgused for storage, and Loomis is in the buildings almost every day.

2011 Taxes And Valuations from 2010

57 Dale St. N.	Tax	$2,420	Valuation	$160,800
632 Holly Ave.	Tax	$ 2,810	Valuation	$120,000
53 Dale St. N.	Tax	$3,322	Valuation	$179,100
	Tax	$8,552		$459,900

Preliminary estimates of possible sales total are likely to be only a small percentage of valuation, and therefore Ms. Kamman has been paying excessive taxes for many years.

And now, another #1,100 Tax for 57 Dale N. and 632 Holly Ave. plus costs of Code Reviews adds to expenses of possible sales.

I ask that you withdraw the Vacant Building Registration requirements for 57 Dale N. and 632 Holly for this year. 53 Dale N. is already assessed for Vacant Building, and since all Buildings are adjacent , one $1,100 fee should be sufficient for the three.

Thank you for your consideration.

Sincerely,

Lawrence J. Loomis

Lawrence J. Loomis
1555 Bellows St. #102
W. St. Paul MN 55118
651-451-1800

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

July 28, 2011

Dakota Conservators Inc/Tr
57 Dale St N
St Paul MN 55102-2228

VACANT BUILDING REGISTRATION NOTICE

The premises at **632 HOLLY 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 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 August 28, 2011.

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 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.

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

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

352

July 27, 2011

Dakota Conservators Inc/Tr
57 Dale St N
St Paul MN 55102-2228

Jeanette G. Kamman
Lawrence J. Loomis Tr
57 Dale St N
St Paul MN 55102-2228

Dear Sir or Madam:

632 HOLLY AVE is a Registered Vacant Building that requires a Code Compliance Inspection per the Vacant Building Statute (Chapter 43). This inspection can be obtained by calling Building and Inspections and Design at (651) 266-9016. **This dwelling can not be occupied without a Certificate of Code Compliance.** Call (651) 266-9016 for a permit sign-off.

THE VACANT BUILDING REGISTRATION FORM AND REGISTRATION FEE MUST BE RECEIVED BY THE VACANT BUILDING PROGRAM BEFORE DSI MAY ISSUE PERMITS.

Violation of the Vacant Building Statute (Chapter 43) will result in the issuance of a criminal citation.

Written permission from the City of Saint Paul is required before a Category 2 or Category 3 Vacant Building can be sold. Requirements that must be met for Category 2 vacant buildings include: 1. register/re-register the building, 2. Pay outstanding fees, 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. In addition to meeting all 6(six) of these requirements a Category 3 vacant building must obtain a **Certificate of Occupancy** or a **Certificate of Code Compliance** prior to the sale of the building.

If you have any questions you can call me at the number below.

PROPERTIES THAT ARE SUSPECTED TO BE ILLEGALLY OCCUPIED ARE SUBJECT TO INSPECTIONS AT ANY HOUR OF THE DAY OR NIGHT.

Sincerely,

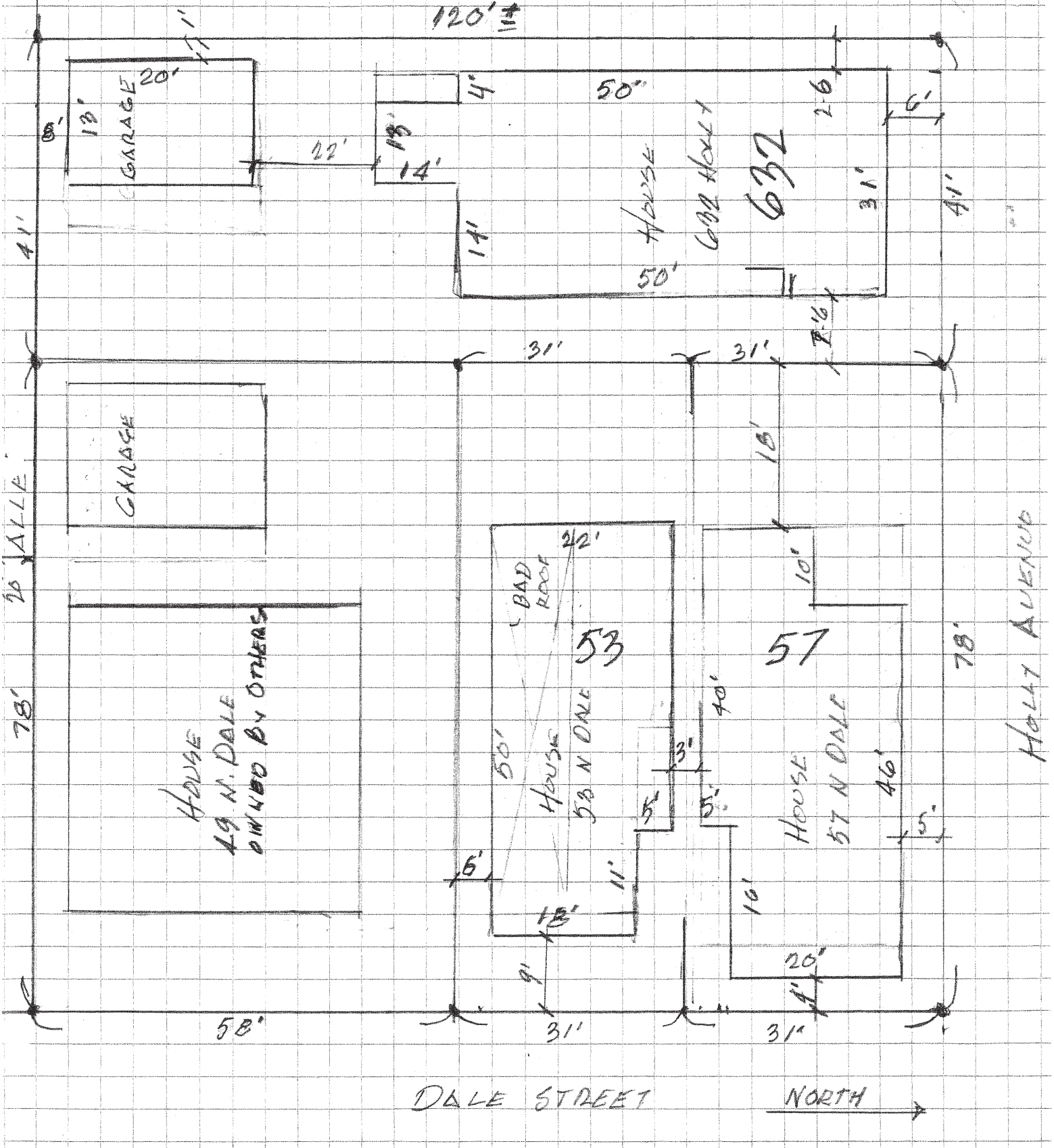
Dennis Senty
651-266-1930
Vacant Buildings Code Enforcement Officer

ds

ncc60120 6/10

SKETCH OF PROPERTIES OF JEANETTE G. KAMMAN AT DALE ST. & HOLLY AVE ST. PAUL MN

NO SCALE AUGUST 3 - 2011 (DIMS ADDED)



OFFICE OF THE CITY COUNCIL
City Hall and Court House
Third Floor
15 West Kellogg Boulevard
SAINT PAUL, MINNESOTA 55102-1615

COUNCIL 14 AFSCME UNION LABEL

ST PAUL MN 551

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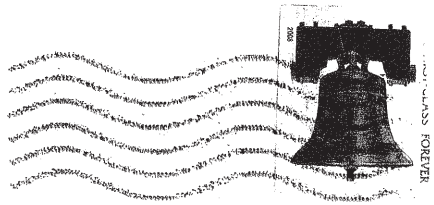

Appeal Form

1955

LARRY LOOMIS
1515 BELLOWS ST. #102
WEST ST. PAUL, MN 55108

55118

55116+3310