



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

JUL 23 2013

CITY CLERK

We need the following to process your appeal:

- ☒ \$25 filing fee payable to the City of Saint Paul
(if cash: receipt number C111# 123)
- ☒ 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, 7-30-13

Time 2:30 P.M.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 361 Bates Ave City: St Paul State: MN Zip: 55106

Appellant/Applicant: JOT Capital LLC (Justin Waggoner) Email: justin-waggoner@hotmail.com

Phone Numbers: Business _____ Residence _____ Cell 612-801-5828

Signature: [Signature] Date: 7-17-13

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 1426 N Orleans St #204, Chicago, IL 60610

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
- ☐ Code Enforcement Correction Notice
- ☒ Vacant Building Registration
- ☐ Other

See attached letter

APPLICATION FOR APPEAL

Saint Paul City Council - Legislative Hearings

310 City Hall, 12 W. Kellogg Blvd.

Saint Paul, Minnesota 55107

Telephone (612) 266-1232

JUL 28 2013

CITY CLERK



I/We need the following to process your appeal:

1. \$25 filing fee payable to the City of Saint Paul

2. A copy of the appeal form completed

3. A copy of the appeal form completed

4. A copy of the appeal form completed

5. A copy of the appeal form completed

6. A copy of the appeal form completed

7. A copy of the appeal form completed

Address Being Appealed:

Number & Street _____ City _____ State _____ Zip _____

Apartment Number _____

Phone Number (Home) _____ (Work) _____ (Cell) _____

Signature _____

I/We are the owner of the property being appealed.

Other person(s) who own the property: _____

Other person(s) who own the property: _____

What is Being Appealed and Why? Attachments are needed for:

1. A copy of the Order of Denial

2. A copy of the Order of Denial

3. A copy of the Order of Denial

4. A copy of the Order of Denial

5. A copy of the Order of Denial

6. A copy of the Order of Denial

7. Other _____

JUT Capital LLC
1426 N. Orleans St. #204
Chicago, IL 60610

July 18, 2013

St. Paul City Council-Legislative Hearings
310 City Hall
15 W Kellogg Blvd.
St. Paul, MN 55102

To members of the St. Paul City Council:

I appreciate your consideration in my appeal for the Vacant Building Registration. The property I am referring to is 361 Bates Ave.

We started the renovation process in January 2013. Beforehand, we pulled all necessary permits in order to start the work. We also were in communication with the Historical Society to make sure we were in compliance with all of their regulations. Unfortunately, we had freeze damage to the property. When workers were absent for the weekend, the heat went out, causing radiators and pipes to burst. An insurance claim was filed in February 2012 in order to cover the extensive cost of the damage. The claim has been pending since then, so we have been unable to continue working on the property.

I have continually tried to do the right thing in order to improve the quality of this property. It was a 10 unit rooming house for years in the past, and a known "trouble" property. I purchased the building in December 2011. I decided to vacate the property in late 2012, and would eventually convert it to a renovated four unit multi-family property with reliable tenants. I received approval from the Zoning committee. The city gave me the opportunity to renovate the building without going through the vacant building process. Unfortunately, we had damage happen due to the cold weather and the insurance company has been investigating the claim for quite some time. I would like nothing more than to have the property already renovated and to have this process behind me.

I am concerned that the vacant building process will dramatically increase the renovation process. We already have received the proper permits, and have been in communication with the Historical Society. I fully intend on renovating this property once the insurance claim is settled. I expect the claim to be settled within a month, and renovation shouldn't take much longer than another couple months. This whole process has been extremely stressful for me, and I just feel like problems keep piling on top of each other. I appreciate your consideration in my appeal.

Thank you,



Justin Waggoner
JUT Capital LLC

100 Capital LLC

1416 M. Edmund St. #104

Chicago, IL 60610

July 18, 2013

St. Paul City Council-Registive Hearings

310 City Hall

15 W. Kellogg Blvd.

St. Paul, MN 55103

Members of the St. Paul City Council:

I appreciate your consideration in my appeal for the Mount Building Registration. The property I am referring to is 351 Gates Ave.

We started the renovation process in January 2012. Before hand, we pulled all necessary permits in order to start the work. We also were in communication with the Historical Society to make sure we were in compliance with all of their regulations. Unfortunately, we had fence damage to the property. When workers were absent for the weekend, the fence went out, causing radon and pipes to break. An insurance claim was filed in February 2012 in order to cover the extensive cost of the damage. The claim has been pending since then, so we have been unable to continue working on the property. I have continually tried to do the right thing in order to improve the quality of this property. It was a 10 unit rooming house for years in the past, and a known "rotten" property. I purchased the building in October 2011. I decided to vacate the property in late 2012, and would eventually convert it to a renovated four unit multi-family property with reliable tenants. I received approval from the Zoning Committee. The city gave me the opportunity to renovate the building without being through the vacant building process. Unfortunately, we had damage happen due to the cold weather and the insurance company has been investigating the claim for quite some time. I would like nothing more than to have the property already renovated and to have this process behind me.

~~I am concerned that the vacant building process will dramatically increase the renovation costs.~~
I have already have received the proper permits, and have been in communication with the Historical Society. I fully intend on renovating this property once the insurance claim is settled. I expect one day to be settled within a month, and renovation should take much longer than another couple months. The whole process has been extremely stressful for me, and I just feel like problems keep piling on top of each other. I appreciate your consideration in my appeal.

Thank you,

Lucian Wagoner

100 Capital LLC



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 10, 2013

Jut Capital Llc
1426 N Orleans St Apt 204
Chicago IL 60610-7229

VACANT BUILDING REGISTRATION NOTICE

The premises at **361 BATES 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 **\$1,440.00**. 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 10, 2013.

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.

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, Tom Friel,
at 651-266-1906 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, Tom Friel, at 651-266-1906.

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: tf
vb_registration_notice 11/12

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

651-266-8989
651-266-1919
www.stpaul.gov/dsi

7/19/2013

355 13 207004

Justin J Waggoner
1426 N Orleans St
Chicago IL 60610-7208

Dear Justin J Waggoner:

361 BATES AVE

On July 09, 2013 a Notice was mailed to you of the violation, listed below. The Notice ordered you to abate the violation prior to the reinspection date of July 17, 2013. On, or after, that reinspection date the property was reinspected and the following condition was not abated.

Tall Grass

The St. Paul Legislative Code, Chapter 34.24, authorizes the city to collect fees for inspection services when the property owner has not abated the violations by the date given in the Summary Abatement Order. In order to recover the city cost for the reinspection on July 17, 2013, you are hereby billed \$120.00 for Excessive Consumption of City Services.

Please make your check payable to the "City of Saint Paul" and mail your payment to:

Department of Safety and Inspections, Code Enforcement
Excessive Consumption Unit
375 Jackson Street, Suit 220
St. Paul, MN 55101-1806

Payment is due upon receipt of this letter. If payment is not received within 30 days of this letter, administrative costs will be added to the cost of this bill and the entire amount will be assessed to your property taxes.

Tom Friel
Code Enforcement Inspector

Copies of this letter have been sent to:
Jut Capital Llc 1426 N Orleans St Apt 204 Chicago IL 60610-7229

361 Bates Ave

From: **Westenhofer, Sean (CI-StPaul)** (sean.westenhofer@ci.stpaul.mn.us) You moved this message to its current location.

Sent: Fri 12/21/12 3:15 PM

To: **Singerhouse, Rich (CI-StPaul)** (rich.singerhouse@ci.stpaul.mn.us)

Cc: **Justin Waggoner** (justin_waggoner@hotmail.com)

Rich,

HPC & Zoning approved plans for this property and have sent it down to the front counter. They will be able to pull the permits now to start renovation on the interior/exterior of the property. The only hiccup is the VB status. Can you guys change it so that they can pull the permits and get started on all the repairs?

Sean

FW: Bates

From: **Orlando Henderson** (orlandoshenderson@hotmail.com) You moved this message to its current location.

Sent: Wed 12/19/12 1:03 PM

To: justin_waggoner@hotmail.com

From: kate.reilly@ci.stpaul.mn.us
To: orlandoshenderson@hotmail.com
Subject: RE: Bates
Date: Wed, 19 Dec 2012 14:38:12 +0000

Thank you, Orlando.

Your permit was approved last Friday. You or Mr. Waggoner should receive it in the mail soon.

Thanks,

Kate Reilly

City Planner/Project Manager

Department of Planning and

Economic Development

25 W Fourth St. Suite 1400

Saint Paul, MN 55102

Tel: 651-266-6618

Fax: 651-228-3220

kate.reilly@ci.stpaul.mn.us