

RLH VBR 14-7

JUN/21/2013/FRI 10:39 AM

FAX No.

P. 001/002



APPLICATION FOR APPEAL

Saint Paul City Council - Legislative Hearings

JAN 29 2014

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

CITY CLERK

Telephone: (651) 266-8585

We need 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/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, Feb. 4, 2014

Time: 2:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

E-mailed 1-29-14

Address Being Appealed:

Number & Street: 72 Rose Ave W City: St Paul State: 1111 Zip: 55117

Appellant/Applicant: Loni Ka Brocker Email: Loni.kagerenza@properties.com

Phone Numbers: Business: 651-330-6000 Residence: _____ Cell: 651-261-0109

Signature: Loni Ka Brocker Date: 1/27/14

Name of Owner (if other than Appellant): Tramare Properties

Mailing Address if Not Appellant's: 1437 Marshall Ave #203

Phone Numbers: Business: same as above Residence: _____ Cell: St Paul 55104

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

*mistake due to St Paul
water company website
where payment was
made*



LONI LABROCCA - President
651/330.6006 (O) • 651/261.0109 (C)
651/344.0901 (F)
1437 Marshall Ave, St Paul, MN 55104
Loni@gerenzaproperties.com

Loni LaBrocca
Gerenza Properties
651-330-6006

Request this
for Tuesday
Feb. 4th

Please call
for confirmation
time.

Thank
you,

Loni
LaBrocca



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

January 23, 2014

Tramore Properties Llc
3700 Lilac Ln
Woodbury MN 55129-8778

VACANT BUILDING REGISTRATION NOTICE

The premises at **72 ROSE AVE W**

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 February 23, 2014.

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, Mike Kalis,
at 651-266-1929 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, Mike Kalis, at 651-266-1929.

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: mk
vb_registration_notice 9/2013

NOTICE

REGISTERED VACANT BUILDING

THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT HAS REGISTERED THE PREMISES LOCATED AT:

72 Rose W

AS A VACANT BUILDING IN ACCORDANCE WITH SAINT PAUL LEGISLATIVE CODE, CHAPTER 43, THIS BUILDING SHALL NOT BE SOLD OR OCCUPIED WITHOUT FIRST RECEIVING WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS. ANY PERSON HAVING OWNERSHIP RESPONSIBILITY OR FINANCIAL INTEREST IN THIS PREMISES SHOULD CALL THE ENFORCEMENT OFFICER.

CITY OF SAINT PAUL
DIST. CODE ENFORCEMENT
375 JACKSON STREET, SUITE 220
SAINT PAUL, MN 55101-1506
PHONE: (651) 266-8989

THIS NOTICE SHALL NOT BE REMOVED WITHOUT
AUTHORIZATION FROM THE DIVISION OF CODE
ENFORCEMENT

266-1939

Office Phone: (651)

JK

ENFORCEMENT OFFICER

1-21-14

DATE POSTED

72 Rose W is a vacant building located at 72 Rose W, Saint Paul, MN 55101-1506. It is a two-story building with a total area of 1,500 square feet. It is currently vacant and is being registered as a vacant building. The owner is [redacted] and the contact person is [redacted]. The building is located in the [redacted] neighborhood of Saint Paul, MN. The building is currently being used as a [redacted] and is being registered as a vacant building. The building is currently being used as a [redacted] and is being registered as a vacant building. The building is currently being used as a [redacted] and is being registered as a vacant building.