



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

Fax: (651) 266-8574

Email: legislativehearings@ci.stpaul.mn.us

RECEIVED

AUG 25 2014

CITY CLERK

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, Sept. 9, 2014

Time 2:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 900 Saint Paul Ave. City: Saint Paul State: MN Zip: 55116

Appellant/Applicant: Brent Schlapkohl Email bschlapkohl@gmail.com

Phone Numbers: Business N/A Residence N/A Cell 214-601-5555

Signature: Brent Schlapkohl Date: 08/21/2014

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

Mailing Address if Not Appellant's: 1704 Creekbend Dr., Lewisville, TX 75067

Phone Numbers: Business N/A Residence N/A Cell 214-601-5555

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 (Fence Variance, Code Compliance, etc.)

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

August 20, 2014

Brent J Schlapkohl/Lourdes R
Schlapkohl
1704 Creekbend Dr
Lewisville TX 75067-4936

VACANT BUILDING REGISTRATION NOTICE

The premises at **900 ST PAUL 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 September 20, 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, Dennis Senty,
at 651-266-1930 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, Dennis Senty, at 651-266-1930.

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: ds
vb_registration_notice 9/2013

Brent S <bschlapkohl@gmail.com>

Aug 13 (8 days ago)

to adrian.neis

Good morning A.J.,

Below is one email I found and I have attached the signed contract between us. Unfortunately there is nothing in the contract about the number of occupants. I remember doing that verbally and I remember him saying 8-10. I will keep searching my inbox for emails. Thank you.

----- Forwarded message -----

From: Brent S <bschlapkohl@gmail.com>

Date: Tue, Jul 8, 2014 at 3:37 PM

Subject: 900 St. Paul ave. - rental property

To: Nachman Wilhelm <rabbi@onlinesmicha.com>

Cc: MaryAnn Buck <mabuck@kw.com>, Lourdes Schlapkohl <lost_lule@yahoo.com>

Good afternoon Rabbi Wilhelm,

I just wanted to inform you that we have taken the house off the market. I am very concerned about the amount time during the highly productive summer selling season we will be missing. We had negative comments about the showing condition of the house.

The students have been keeping their areas clean, but the problem is the number of beds and how over crowded it is. I thought it was 8-10 kids, but it sounds more like 19 or 20 are there.

I know you are very busy and I do not want to disrupt the children's summer camp, but I must sell the house.

As a result, I am not quite sure what to do to satisfy both our needs.

The best solution seems to me, is that since you were originally interested in buying the house, why don't we just get that to work out? I believe that is the right thing to do under the circumstances.

You will have the rental you want and my family will be free from trying to sell it in a slower market. It is a great house and it has been a very successful rental. I also understand that it is very close to your home too.

What if I lower the price of the house to \$215,000.00 for you? You could work out the arrangement with MaryAnn and finish the sale after the summer camp closes.

Thanks you.

Brent S <bschlapkohl@gmail.com>

4:20 PM (17 hours ago)

to Adrian

Good afternoon Mr. Neis,
I still have not received the package you mentioned below, thank you.

Brent & Lourdes Schlapkohl
1704 Creekbend Dr.
Lewisville, TX 75067

----- Forwarded message -----

From: **Neis, Adrian (CI-StPaul)** <adrian.neis@ci.stpaul.mn.us>
Date: Fri, Aug 15, 2014 at 9:23 AM
Subject: RE: 900 St. Paul Ave.- Ref.#118071
To: "Dr. Brent" <bschlapkohl@gmail.com>
Cc: "Soley, Reid (CI-StPaul)" <reid.soley@ci.stpaul.mn.us>, "Dornfeld, Matt (CI-StPaul)" <matt.dornfeld@ci.stpaul.mn.us>

You may still sell the house as a Category 2 vacant building, but you or the new owners will be required to obtain a full code compliance inspection before they are allowed to occupy the property. I am unsure of the exact cost of the code compliance inspection, but I think it is around \$500.00. There may also be a sale review process required. I am copying Reid Soley on this email. He handles the registered vacant building sale reviews.

You will also be required to pay an annual Vacant Building registration fee. The fee is currently \$1440.00. All of the information will be mailed to you shortly.

Thanks,

AJ

Good afternoon Rabbi Wilhelm,

I am not going to do any legal documents for rental of 900 St. Paul Ave, Saint Paul 55116. If you still wish to agree on the rental dates of June 20th till August 20th 2014 please sign and return this document. The price will be \$1,400.00 a month with no taxes. I will pay all utilities for the 2 months agreed upon. You will be reasonable for any non-natural damage. Thank you.

Brent Schlapkohl
1704 Creekbend Dr.
Lewisville, TX 75067
214-601-5555
bschlapkohl@gmail.com

Brent Schlapkohl 5-27-2014

N. Wilhelm MAY 29 - 2014