



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED

SEP 21 2015

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number check # 2013)
 - 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, October 13, 2015

Time 2:30 p.m.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 1443 Jefferson City: Saint Paul State: MN Zip: 55105

Appellant/Applicant: David Lundy for Willow Creek Development Group, LLC Email: info@willowcreekdevelopmentgroup.com

Phone Numbers: Business 612-564-3466 Residence _____ Cell 563-570-7510

Signature: [Signature] Date: 9-17-15

Name of Owner (if other than Appellant): Willow Creek Development Group, LLC

Mailing Address if Not Appellant's: PO Box 4551, Saint Paul, MN 55104

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

Please see attached

Legislative Hearing Fact Sheet

Legislative Hearings provide a forum to review appeals of City-issued orders and develop recommendations for City Council consideration. Appellants not satisfied with the recommendation of the Hearing Officer also have an opportunity to be heard before the City Council if they wish to appeal further. Any person unsatisfied by the quasi-judicial decision of the City Council may obtain judicial review by timely filing of an action.

Appeal Applications

Appeal application forms are available online at <http://www.stpaul.gov/index.aspx?NID=161> or they can be mailed to you calling 651-266-8585. Appeal applications may be submitted in person at or by mail at Legislative Hearings, 310 City Hall, 15 Kellogg Boulevard W., St. Paul, MN 55102. Appeal applications should be filed within ten days of the date of written notification of the item(s) being appealed.

Scheduling Your Appeal Hearing

The date and time of the hearing for those applications submitted in person will usually be set at that time. Mailed applications will be copied and returned to the appellant with the date and time clearly indicated on the form. Generally, appeal hearings are scheduled one to four weeks after the application is submitted. Once an appeal has been scheduled, it may not be rescheduled more than once. Additional rescheduling will only be done by referral from the City Council.

If you are appealing a special assessment or wish to be heard on a proposed order to abate a nuisance building, the appeal dates and times are automatically listed in the orders themselves.

Hearings Are Held on Tuesdays & The Schedule Typically Is:

- 9:00 Tax Assessments & Orders to Remove or Repair, Repurchase of Application
- 11:00 Summary & Vehicle Abatement Orders, Correction Notice/Orders by Code Enforcement
- 11:30 Condemnations, Revocations & Vacate Order
- 1:30 Fire Certificate of Occupancy Letters & Fire Inspection Correction Order, Inspection Appointment Letters
- 2:30 Vacant Building Registration Notices
- 3:00 Other Cases (Usually Code Compliance Inspection Report, Fence Variance) and Overflow Hearings

What to Expect at the Hearing

A number of appeals are heard in each hearing session. For each appeal, City Staff will give a report and appellants will be given time to present information, testimony, photos or other documents. The Hearing Officer will take all of this into account to develop a recommendation for Council consideration. Occasionally, a decision cannot be made at the hearing and the matter will be laid over or continued to allow the appellant and/or staff time to gather more information. The hearings are quite informal but it is still expected that cell phones and pagers will be turned off, and City staff and appellants will address one another respectfully.

Interpreter: If you need an interpreter for your hearing, please call 651-266-8585 for us to arrange one.

To Whom It May Concern:

We wish to extend the Vacant Building Registration fee to allow for the complete rehabilitation of the property at 1443 Jefferson Avenue.

The property was formerly owned by a governmental agency exempt to the vacant building registration fee, due and payable prior to our close.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "DLundy", with a stylized flourish at the end.

David Lundy
Willow Creek Development Group, LLC



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

www.stpaul.gov/dsi

September 07, 2015

Willow Creek Development Group Llc
Po Box 4551
Saint Paul MN 55104-0551

VACANT BUILDING REGISTRATION FEE WARNING LETTER

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is **\$2,025.00**. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

The fee for the vacant building located at 1443 JEFFERSON AVE is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.

DO NOT MAIL CASH

Saint Paul Legislative Code, Chapter 43, requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid, the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

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 owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

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.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Matt Dornfeld, at 651- 266-1902.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

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.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: md
vb_warning_letter 2/15

City of Saint Paul
 Department of Safety and Inspections
VACANT BUILDING REGISTRATION FORM

Date: _____

Address of Property: _____

Planned disposition of this building (please check one):

I plan to rehabilitate this structure commencing (date): _____

I plan to demolish (wreck and remove) this building by (date): _____

I am willing to authorize the City of Saint Paul to demolish and remove this building(s).

This building is **vacant as a result of fire damage**. The fire occurred on (date) _____. I, as the property owner, want to claim registration and fee exemption status for ninety (90) days from the date of the fire. I intend to repair and reoccupy the building.

Other: _____

Responsible Party: Persons/organizations who will ensure compliance with the ordinance:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE

Persons, lien holders, mortgagees, mortgagors and other interested parties known to me:

NAME	ADDRESS	PRIMARY PHONE	ALTERNATE PHONE

All persons listed here will receive letters for the annual fee renewal. *Also use this form to de-register your interest.*

<p><u>Print Your Name (legibly)</u></p> <hr/> <p>Signature Date of Birth</p> <hr/> <p>Address</p> <hr/> <p>City State Zip</p> <hr/> <p>main contact telephone alternate phone</p> <hr/> <p>Email address (print legibly)</p>	<p>\$2.025 Registration Fee – for new or renewal dates on/after February 15, 2015</p> <p>INSTRUCTIONS:</p> <p><i>Complete and return this form. Include the \$2,025.00 registration fee, ONLY if it is now due. For questions, call 651-266-8989.</i></p> <p>Make checks payable to: <u>City of Saint Paul</u></p> <p>Make Payment at, or mail payment to:</p> <p style="text-align: center;"> City of Saint Paul Department of Safety and Inspections Code Enforcement – Vacant Buildings 375 Jackson Street, Suite 220 St. Paul, MN 55101-1806 </p> <p><i>Credit Card payment accepted in person, or by FAX, only. Fax to: <u>651-266-9124</u></i></p> <p><i>Thank you for your cooperation</i></p>
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Invoice

Check this box if making any name, mailing address or Phone # corrections. Please write the changes on this form.

September 17, 2015

CITY OF SAINT PAUL

Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Phone: 651-266-8989
Fax: 651-266-9124

To:

Invoice #: 1174169

Folder #: 14 294997

Transaction Description

Project Location: 1443 JEFFERSON AVE
ST PAUL, MN 55105-2412

TYPE: VACANT BUILDING FEE

VB Fee

SUB TYPE: CATEGORY 2

WORK TYPE: SINGLE FAMILY RESIDENTIAL

Ward: 3
District Council: 14
Warning Letter PrintDate: Sep 06, 2015
Renewal Letter PrintDate: May 7, 2016

Census Tract: 36500
Renewal Due Date: Jun 06, 2016
Waiver End Date: Sep 06, 2015

FEE'S

VF Annual Fee Year \$2,025.00

TOTAL \$2,025.00

Signature of Cardholder (required for all charges): _____

IF PAYING BY CREDIT CARD PLEASE COMPLETE THE FOLLOWING INFORMATION:

American Express Discover MasterCard Visa

EXPIRATION DATE:

□□/□□

ACCOUNT NUMBER:

□□□□ - □□□□ - □□□□ - □□□□

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
www.stpaul.gov/dsi

May 07, 2015

Marline Ann Kalis
1443 Jefferson Ave
St Paul MN 55105-2412

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at

1443 JEFFERSON AVE

you are required by law to register this building with the Department of Safety and Inspections on the form provided with this letter and to pay the annual Vacant Building registration fee of \$2,025.00. The purpose of this fee is to provide partial reimbursement to the City for administrative costs. This fee is due annually as required in Saint Paul Legislative Code Chapter 43.

The renewal due date for this building is **June 06, 2015**. The annual registration fee and the enclosed registration form for this building is due on the renewal date. If you pay by mail, please fill in the enclosed registration form and return it with your payment.

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.

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:

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 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.

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 , Matt Dornfeld, at 651- 266- 1902 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, Matt Dornfeld, at 651- 266- 1902.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Stever Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: md
vb_registration_renewal_notice 11/14



Info Main City Contact

1443 JEFFERSON AVE -- Property Information --

PIN	<u>Zoning/Use</u>	HPC District
102823210212	R4 - Vacant Building Category 2	

Information disclaimer...

Data Disclaimer:-

The City of Saint Paul and its officials, officers, employees or agents does not warrant the accuracy, reliability or timeliness of any information published by this system, and shall not be held liable for any losses caused by reliance on the accuracy, reliability or timeliness of such information. Portions of such information may be incorrect or not current. Any person or entity that relies on any information obtained from this system does so at his or her own risk.

List of Activity...

Number	Address	Description	Details	Status
15 125609 000 00 PA	1443 JEFFERSON AVE	Cut Tall Grass and weeds on the property (multiple neighborhood complaints, please cut it short)	Parks Summary Abatement Type: Tall Grass Entered on: 06/03/2015 Closed on: 06/04/2015	Closed
14 336055 000 00 PA	1443 JEFFERSON AVE	Cut Tall Grass and weeds on the property	Parks Summary Abatement Type: Tall Grass Entered on: 10/08/2014 Closed on: 10/10/2014	Closed
14 311953 000 00 PA	1443 JEFFERSON AVE	Cut Tall Grass and weeds on the property	Parks Summary Abatement Type: Tall Grass Entered on: 07/23/2014 Closed on: 07/24/2014	Closed
14 299061 000 00 PA	1443 JEFFERSON AVE	Cut Tall Grass and weeds on the property	Parks Summary Abatement Type: Tall Grass Entered on: 06/17/2014 Closed on: 06/19/2014	Closed
14 294996 VB2 00 VB	1443 JEFFERSON AVE		VB Event Log: 06/06/2014: New Category 1 - Single Family Residential 06/06/2014: \$1440 registration fee due on 06/06/2014 06/06/2014: Tall Grass Complaint Received. 07/17/2014: Tall Grass Complaint Received. 08/04/2014: Fee assessed 08/04/2014 and pending for 30 days, until 09/03/2014 09/30/2014: Tall Grass Complaint Received. 03/05/2015: Changed from Category 1 to Category 2 03/05/2015: Snow Walk Complaint Received. 05/07/2015: \$2025 renewal registration fee due on Jun 06, 2015 ✓ 05/13/2015: DSI Code Compliance Inspection Fee Paid 05/27/2015: Tall Grass Complaint Received. 06/08/2015: VB FEE TEMPORARILY WAIVED THRU 09/06/2015 ✓ 06/22/2015: DSI Code Compliance Inspection in process; Report Pending. 06/22/2015: DSI Code Compliance Inspection Report Completed on 06/22/2015 07/16/2015: Tall Grass Complaint Received.	Inspected
14 294989 VAC 00 CS	1443 JEFFERSON	06/06/2014 Tall Grass Complaint Received. Initial Inspection: 06/05/2014	Documents: 06/22/2015: Code Compliance Letter PDF	Under Review

*Zonings
651-266-9084*

AVE 07/17/2014 Tall Grass VB Category 2 - Single Family Residential
 Complaint Received. Next Inspection on or after: 08/21/2015
 09/30/2014 Tall Grass Inspector: 361
 Complaint Received.
 03/05/2015 Snow Inspection Results (most recent first):
 Walk Complaint
 Received. 05/27/2015 07/22/2015:
 Tall Grass Complaint
 Received. 07/16/2015 07/15/2015:
 Tall Grass Complaint
 Received. 06/24/2015:
 06/05/2015: Grass/Weeds (Abated)
 06/02/2015: Grass/Weeds (Work Order)
 05/26/2015:
 05/19/2015:
 04/24/2015:
 03/17/2015:
 03/04/2015:
 01/29/2015:
 11/24/2014:
 11/21/2014: Grass/Weeds (Abated)
 10/06/2014: Grass/Weeds (Work Order)
 09/30/2014: Grass/Weeds (Advise-Comply By:
 10/06/14)
 07/22/2014: Grass/Weeds (Work Order)
 07/16/2014: Grass/Weeds (Unaddressed)
 06/16/2014: Grass/Weeds (Work Order)

[Move
 Top](#)


11 234909 1443
 OBS 00 RW JEFFERSON
 AVE

PERMIT DATES JUNE
 6-8, 2011

PW Right of Way Permit
 Type: Obstruction
 Work Type: Dumpster
 Entered on: 06/06/2011
 Closed on: 09/21/2011

Finaled

11 127287 1443
 EXP 00 B JEFFERSON
 AVE

Building Permit
 Type: Single Family Dwelling Express Repair
 Issued Date: 04/07/2011
 Final Date: 02/28/2013
 Contractor: Walker Roofing Company
 State Valuation: \$8,764.99

Finaled

Activity (most recent first):
 Building Permit Inspection:
 Final Inspection - Appd